

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES HELD ON APRIL 15, 2020**  
**VIA CONFERENCE CALL**

Directors Present: Miki Knoche, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Creighton Phillips called the meeting to order at 10:03 AM and quorum was established.

**APPROVAL OF MINUTES**

*On a motion by Creighton Phillips and carried unanimously the Board approved the February 19, 2020 Organizational meeting minutes and the February 25, 2020 Board of Directors meeting minutes as presented.*

**PROPERTY MANAGER REPORT**

Cathy Avenatti reported on recent activity at Baycrest that was also submitted in a written report. Also reported on the following:

Paver Cleaning Update

The paver cleaning project was held up due to equipment failure. We have been trying to get our machine repaired however COVID-19 has cause us some difficulty in getting the repairs completed. If we can't get our equipment repaired, we will go ahead and clean the remaining area without a disc. There will be no additional charge.

Painting Project Update

The painting project has been completed however there are a couple of open items which I have been made aware of. There are two areas of damaged roof tiles which are to be repaired this week. There is also an area under a windowsill which appears not to have been painted. I don't have a timeframe for that item yet as it was just reported yesterday late in the afternoon.

Irrigation Proposal Update

Coastal Irrigation is supposed to have a proposal for a two-wire system later this week. They had been waiting on pricing from a boring company which they have now received.

**Finance**

Nothing to report at this time – monthly financials were not done. Per the contract, Gulf Breeze has 20 business days to get the financials to the association. The financials cannot be completed until all of the information (i.e. bank statements) are received.

**Social Committee**

The Baycrest Social Committee's last two events were quite successful. The Annual Meeting Dinner on February 18th was well attended. Many thanks to Howard Geerlings for donating the wood carving. Also, thanks to the social committee members who made it all possible under some challenging conditions: Miki Knoche, Joan Geerlings, Pat Emerson, Kathy Durney, Barbara Palmerio, Peg Wurzburg, Barbara Taefi, Robin Shepherd, Dorrie Everin and some extra help from Parviz Taefi.

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The next event was a Sunday Brunch on March 8th at the Baycrest Pool. Again, this event was very well attended and enjoyed by the residents. Thanks again to our committee for organizing this event.

Miki Knoche leaves as chairperson of the social committee to take her place on the Baycrest Board of Directors. We thank her for her years of service, her creative ideas and enthusiasm for our community.

We welcome Pat Emerson and Dorrie Everin as our new co-chairpersons and our current committee will be there to support them for upcoming events. The committee met in early March and tentative dates include:

Welcome Back Party, November 12, 2020 Annual Meeting: February 17, 2021

Unfortunately, the spring farewell party, scheduled for April 2nd had to be cancelled due to the coronavirus threat, but we are looking forward to more favorable conditions in the future.

### **Pool Committee**

Dave Robb brought up the Variable Frequency Pump. Dave will be speaking with Pool Doctors to get more information. Creighton felt that the board should be proactive and replace the pump before it goes out again.

Miki Knoche brought up that there are ant hills at the pool and that new sand needs to be placed to control the ants. Miki suggested poly sand. Cathy will get a bid for poly sand and regular sand to be discussed at the next board meeting. A work order was also submitted to treat the ants.

### **Lease and Sales Review Board**

Bob Paoello reported that there were three rental applications. One was denied because there were no references.

### **ACMSC**

No report was given.

Creighton Phillips mentioned that the pool circle landscaping has been completed which was the last part of a 3 year project.

### **Welcome Committee**

No report was given.

### **PLCA Board Liaison**

No report was given.

## **OLD BUSINESS**

### **NEW IRRIGATION SYSTEM UPDATE**

Kevin Hara reported that the committee is obtaining three bids for a 2-wire system. The bid that Stahlman presented will carry over. Still waiting on Greenscapes and Coastal Irrigation needed to get boring cost details. Once the bids are received, an RFP will be written and submitted to the vendors for revised updated. Once the bids are re submitted, reserve cost adjustments will need to be looked at.

**IRRIGATION ABUSE**

Homeowners continue to change the irrigation clocks so that they run more frequently and longer.

*Motion: Creighton made a motion to have Greenscapes do a wet check and test all of the clocks that have been changed to add more watering. Greenscapes is to identify which clocks were adjusted and report back. If the changed clocks are at the addresses which are chronic violators a letter will be sent to the owner letting them know that the Baycrest owns the clocks and if they continue to abuse the water usage a lock box will be attached and locked up. Dave Robb seconded the motion. All in Favor: Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips and David Robb. Not Favor: Miki Knoche*

Cathy Avenatti to obtain information from Paul Dickensheets and submit to the board at the next meeting.

**PAINTING UPDATE**

See Cathy's report out under Managers Report.

The Board would like to have Noel's Roofer come back and inspect all roofs to ensure that there is not anymore damage. Aharon will speak with Noel and submit a proposal on how much this will cost to have done.

25392 was checked by Noel roofers who were called by Aharon. They checked the roof and agreed to repair them at no cost.

**NEW BUSINESS**

**CLUBHOUSE – SOCIAL ROOM BULLETIN BOARD**

Miki Knoche would like to purchase a dry erase calendar white board for everyone to reserve the social room. Creighton approved the expense.

**OPEN DISCUSSION**

Kevin Hara suggested updating the website. Cathy Avenatti will send out an email blast to all homeowners asking if someone would like to volunteer and become a webmaster in taking charge of updating the website and keeping it current. If no one volunteers, then it will have to be done by an outside vendor.

Toni Paoello wanted to know if this new Board meeting time is the new time. Creighton said that it will go back to 5:00pm when the Community Center opens back up.

**Next Meeting**

May 20, 2020 at 10:00 AM – via conference call.

With no further business, and on a motion by Toni Paoello, seconded by Anthony Palmerio, and carried unanimously the meeting was adjourned at 11:34 AM