

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JANUARY 27, 2014
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: JC Linegar, Dick Gettinger, Don Coulson, Marilyn Hara, Mary Ann Federman and Leo Michels
ACSMC Committee: Janet Lieb, Fe Tavis, Mary Ann Federman
Representing Gulf Breeze Management Services LLC: Nancy Weidner

JC Linegar called the meeting to order at 7:00 P.M. and quorum was established. The notice was posted timely.

The Board of Directors expresses its profound sorrow on the passing of our President, Bill Whelan. Bill's contributions to this community cannot be overstated. In his years as a Board member, as a neighbor, husband, father, grandfather and friend, he enriched our life experiences here. His competence, always tempered by compassion did much to shape the growth and stability of this Baycrest community.

On motion by Leo Michels, seconded by Don Coulson, and carried unanimously to approve the December 11, 2013 board meeting minutes.

Property Manager Report

1. Attached is the Moore landscaping report most of which has been completed.
2. Three pool maintenance proposals are attached for board review.
3. Approvals to remove the oak tree at 25370 were obtained but to date the tree has not been removed and the driveway has not been fixed.

The Board recommends having the property manager call the owner at 25370 to see when the work will be done. Their neighbor may need to be contacted to make sure that this tree is not on his property.

JC Linegar noted that the repair costs for the pool have been very high for 2013 which has prompted a change in the pool company. He also noted that costs associated with the pool proposals included the labor charge and costs to replace the ORP controllers, which are currently leased from Tri-City. On motion by Don Coulson, seconded by Marilyn Hara and carried unanimously to approve the CPS maintenance contract to include the 7-day a week pool testing. ORP controllers will be purchased from CPS. The property manager is to give Tri-City Pools their 30 day notice.

Committee Reports

Finance

Don Coulson reported that 2013 ended with a surplus of \$37,000.00. However he noted that the association needs about 1-2 months of operating funds as a cushion.. Most expenses with the exception of pool repairs were under budget.

Social Report

Marilyn Hara noted that the community gave plants to Peg Whelan in her husband's memory. A social event will follow the Annual Meeting; details will be provided.

Joe Hammerman noted that he is the contact for the Baycrest golf outing and dinner on March 2.

Pool Report

Toni Paolello has had a lot of positive feedback on the new tables and umbrellas. She will price the addition of a few colorful straps to add to the chairs. She will also research costs and designs for a memorial bench near the pool area, and requirements for Pelican Landing approval. She is looking for a new fan for the poolhouse lanai.

John Oblak noted that the pool is in good shape.

Lease & Sales

JC Linegar noted the approval of two sales for the following addresses:

- 25350
- 25279

Ralph Shippee volunteered to fill the vacancy on the Lease and Sales Review Committee.. The Board accepted this new committee member.

ACSMC

Janet Lieb described one approval for new carriage lights. She reiterated that on landscape walks same issues—weeds and invasive grasses—keep recurring.

UOC Report

Swann Frederickson gave the UOC report which she posts on the Baycrest website.

Safety issues discussed included landscaping at the south entrance that blocks drivers' views, and that many golf carts do not stop and almost hit cars, pedestrians or cyclists. Swann will draft letters on these issues to the CDD, for the Board to review and send.

Other

Marilyn Hara noted that she has not distributed Welcome Packets to several new owners. She will provide and distribute them before the Annual Meeting.

Don Coulson asked how to handle the replacement for the vacant seat on the Board . The documents state that this is a Board appointment, and that the seat must be filled within 45 days. The Annual Meeting falls within this time requirement, and the Board will communicate this information to owners prior to the Annual Meeting.

Marilyn Hara asked that the Board address the roof replacement at Baycrest. While this will be owner expense, the question how owners will cooperate on the issue since each building has one or two villas, and the entire roof would need replacement. This could entail document changes and/or legal consultation to give the Board enforcement authority.

It was noted that overnight parking at the pool is not allowed by the documents. How to handle this issue has been tabled for a future meeting.

Next Meeting

The next meeting is the Annual Meeting, February 21, 2014 at 4:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:15 P.M.

Nancy Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.