

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON MAY 15, 2019
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Paul Dickensheets, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, David Robb, and Tim Shepherd

Directors Absent:

ACSMC Committee: Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Creighton Phillips called the meeting to order at 5:00 P.M. and quorum was established.

APPROVAL OF MINUTES

On a motion by Anthony Palmerio, seconded by Toni Paoello, and carried unanimously the Board approved the April 17, 2019 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner reported that he had met with landscape architects, the landscape committee, and the ad-hoc beautification committee. Mr. Weidner was in the process of obtaining proposal for the clubhouse renovation project. One proposal had been received from 2 Nice Guys. The number of irrigation repairs had recently been lower than recent months, primarily due to the fact that some rain had been received. Mr. Weidner added that the fire department had recently inspected the property and found a number of deficiencies including blocked street address numbers and blocked fire extinguishers. Owners were being contacted regarding any deficiencies that would require their attention and Greenscapes had been given a list of addresses which required some additional trimming in order to satisfy the fire department.

PRESIDENTS REPORT

Creighton Phillips reported one homeowner's tiles which had been delayed had finally been delivered.

Finance

Anthony Palmerio reported that the association is currently under budget.

Social Committee

Sheila Phillips reported that there the farewell party was well attended. The committee is looking for a volunteer to help run a 4'th of July Party.

Pool Committee

There was a discussion regarding an ongoing issue with brown ducks in the pool at night. Several methods of controlling the ducks were presented. Creighton Phillips noted that he would try and purchase a plastic swan to help deter the ducks.

Clubhouse Renovations

Creighton Phillips noted that proposals were currently being solicited for the renovation project. Director Phillips added that the cost would probably be approximately \$70,000. There was a discussion regarding the Association's governing documents and how to interpret them with regards to the clubhouse project.

Lease and Sales Review Board

John Oblak reported that there is a pending sale for 25202 Galashields.

ACMSC

Kelley Kissiah reported that two more homes have been approved for roof replacement. 67% of the roofs are currently approved.

Aharon Weidner noted that palms and hardwoods are going to be trimmed in July.

Welcome Committee

Kelley Kissiah reported that 25279 has received a welcome package.

Document Review Committee

Swann Fredrickson reported that the Board would need to propose any amendments to the membership. Following amendments being approved by the board, the membership would need to approve them with a 2/3rds vote.

PLCA Board Liaison

Karlene Dziesupek reported that there is now an email for the PLCA board: plcaboard@pelicanlanding.com. The Colony is still under Lennar control. It should be turned over this fall. Privacy will be more active with regards to running stop signs and speeding.

OLD BUSINESS

Roof Replacement

Aharon Weidner noted that roof tiles were to be delivered within the next week and the project should be underway shortly thereafter.

NEW BUSINESS

None

OPEN DISCUSSION

None

Next Meeting

July 17, 2019

With no further business, and on a motion by Anthony Palmerio, seconded by Paul Dickensheets, and carried unanimously the meeting was adjourned at 6:20 P.M.

Aharon S. Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.