

**MINUTES OF THE ANNUAL MEETING OF THE
BAYCREST HOMEOWNERS' ASSOCIATION, INC.
HELD ON FEBRUARY 21, 2014
AT THE PELICAN LANDING COMMUNITY CENTER**

Directors Present: JC Linegar, Marilyn Hara, Don Coulson, Mary Ann Federman and Leo Michels

Directors Absent: Dick Gettinger

Representing Gulf Breeze Management Services LLC: Nancy Weidner

The meeting was called to order at 4:05 PM and quorum was established with thirty-two (32) represented in person and twenty-five (25) represented by proxy. Proof of notice was provided. The acting President directed the affidavit to be annexed to the Minutes of this Meeting and made a permanent part of the Association's official records.

JC Linegar noted that they lost a dear friend, Bill Whelan, who was the President of Baycrest. He had a big heart and was a great family man. Bill devoted much time and energy over a period of years to maintain the sound management and financial stewardship of Baycrest. He will be missed by all.

JC Linegar thanked the rest of the board for all their support and work to keep Baycrest in such great shape. He noted that a lot was done over the last year including roof cleaning, pool and spa resurfacing, landscape improvements and holding up the architectural standards.

On motion by Marilyn Hara, seconded by Leo Michels and carried unanimously to approve the annual meeting minutes of February 16, 2012.

Nominations for Director

JC Linegar opened the floor for nominations for director. Dick Gettinger was nominated but was not present at the meeting. Nominations were closed.

The candidates for the two open positions (three year terms) are:

Swann Fredrickson

Dick Gettinger

Leo Michels

Toni Paoello

Fredrickson, Michels and Paoello spoke briefly about their qualifications.

Ballots were given out and a committee of volunteers counted the ballots. The volunteers were Gerald Carmody, Carl Larson and Kelley Kissiah.

JC Linegar asked for volunteers to fill the vacant director position that is a one year term. Jim Fowler and Ralph Scarce volunteered to fill this position and

spoke briefly of their qualifications. The Board will make the appointment at the board meeting following this annual meeting.

Office Reports

Marilyn Hara noted that she has welcome packets for any new owners that did not receive one. She needs owners to keep her informed of any changes in contact information. Marilyn appreciated the opportunity to work with this board and wanted to thank all the owners for attending the annual meeting.

Leo Michels noted that he was appointed a year ago and has worked to keep Baycrest in good shape with a reasonable budget.

Mary Ann Federman noted that was glad to have been a friend of Bill Whelan's. She is looking forward to serving the Baycrest community and keeping it a great place.

Don Coulson gave the treasurer's report. He noted that Bill Whelan had a great ability to negotiate with vendors and get the best prices and will be missed for this ability. He and Bill worked on the budgets and the finances to keep them in great shape.

Don reminded owners that the roofs are coming to the end of their useful lives. Roofs will be at the owner's expense so owners need to plan for this.

Don is inviting owners to submit any budget suggestions to him for items that they might like to see included. The budget meetings are in the fall.

Baycrest finished the year with a surplus of over \$37,000.00. However this surplus is used to keep the fees as low as they are. He noted that after several years, the fees have gone up only \$10.00 per quarter. He noted that the biggest expenses are all in landscaping with the maintenance contract, mulch and tree trimming. In 2013 reserve funds of approximately \$150,000.00 were spent on cleaning roofs, new treadmills, pool resurfacing, and new pool furniture. These were planned expenses. Painting will be the next big reserve expense which is still several years away.

Committee Reports

ACSMC

Janet Lieb reported that they work very diligently on the landscaping by doing a monthly walk with the property manager and a rep from the landscape company. They have encountered problems in 2013 which were:

- Paurotis palms dying of ganoderma which required removal of the infected palms and replacement plantings
- Whitefly insect problem which prompted treatments on various plants

The committee also approved five landscape requests, two lanai extensions and one screen door.

Mary Ann Federman thanked Fe Tavis for all her design expertise and for all the work she did with the committee.

JC Linegar reminded owners that any work done to the exterior of a unit should be approved by the ACSMC Committee and the Board. If unsure if approval is needed, please contact the property manager.

Social

Margaret Fowler noted that her committee members are: Molly Kiss, Andrea Douglas, Swann Fredrickson and Janet McAlpin. They worked to have three events for the year which are: the welcome back party, the winter social event held in conjunction with the annual meeting and the farewell party. They have included music with some of the events which has become a big hit. All these events are self-funded. They are looking for volunteers to take on this role for the next year.

Joe Hammerman noted that he has scheduled the golf and dinner outing for March 2.

The board thanked Molly Kiss for her work on gifts for the ill and lost members.

UOC & Web Administrator

Swann Fredrickson is the Baycrest UOC rep and also takes care of the Baycrest website. She publishes the UOC information on the Baycrest website along with minutes and other Baycrest information. The site is: baycrestonline.org. She is looking for a volunteer to assist with the website.

Manager

Nancy Weidner thanked the Baycrest Board and the community for the opportunity to work with such a great community.

Open Discussion

Bill Douglas thanked all the Baycrest owners for their generous donations to United Way.

There was a question on how the capital contributions were being handled. Don Coulson noted that they go into the operating funds. He will be suggesting that they be put into reserves.

An owner suggested that on the known roof repairs identified by Noel, that they hire one contractor for all to get a better price. Creighton Phillip volunteered to

look into this idea. He has the file of photos of the roofs taken by Noel and will work out a way to make them available to residents – possibly on the website.

Election Results

The two persons elected to the board are: Swann Fredrickson and Toni Paoello. The Board thanked them for taking time to serve the community. The final vote tally was Fredrickson 42; Paoello 28; Michels 25 and Gettinger 13.

With no further business, the meeting was adjourned at 4:57 P.M.

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