

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON JANUARY 26, 2022  
VIA WEBEX**

Directors Present: Kevin Hara, Miki Knoche, Lynda Moryl, Pat Emerson, Dave Robb, Toni Paoello, and Anthony Palmerio

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Meeting was called to order at 10:07AM and quorum was established.

**APPROVAL OF MINUTES**

Lynda Moryl made the motion to approve the December 22, 2021, Board of Directors meeting minutes. Pat Emerson seconded the motion with the one correction from Kevin Hara. All were in favor and the motion passed.

**GUEST SPEAKER – SCOTT GREGORY FROM MCGRIFF INSURANCE**

Good insurance discussion with Scott Gregory (association insurance agent). Appraisal will be done on the common areas and submitted to agent when completed. Agent will be looking into other options for the pool to be covered since the damage. Agent recommended that the association go directly to adjusters if they find damage that could be caused by the lightning after the pool has been drained and the sides opened.

**PROPERTY MANAGER REPORT**

Cathy Avenatti submitted a report in the Board meeting packet.

**COMMITTEE REPORTS**

Finance

Financial Report - PRELIMINARY

Baycrest Financials (Prior to Review of The Davis Group and AJE's)

Year Ending: 12/31/21

**Balance Sheet:**

Operating General Funds: \$107.4K

Replacement Reserve Funds: \$130.2K

AR: \$.8

Total Assets: \$238.4K

Accounts Payable: \$2.1K

Unearned Income: \$36.8K

Total Liabilities: \$38.9K

Total Replacement Reserves: \$130.2K

Total Capital Improvements Reserves: \$9.4K

Operating Fund Reserves: \$59.9K

Total Equity: \$199.5K

Total Liabilities and Equity: \$238.4K

**Replacement Reserve Disbursement Summary:**

Total YTD disbursements from Replacement Reserves (AC# 5190):

Irrigation Project: \$58.2K

Interest adjustment: \$.8K

Pool Mechanical Updates: \$4.5K

Total: \$63.5K

**Income Statement:**

Revenues: \$23.4K

(HOA dues, late charges, interest and app fee)

Total Expenses: \$14.1K

Income/(Loss): \$9.3K

YTD Income/(Loss): \$17.7K

Baycrest budgets breakeven results for the calendar year. The community had income this year of \$17K prior to AJEs due to the following reasons:

- Additional Income of \$1.3K (from late charges interest, fees)
- General & Admin had an unfavorable variance of (\$.6K) primarily due to legal expense incurred for updating association documents
- Insurance Expense had a favorable variance of \$.6K (this will increase by another \$1K after AJE-see below)
- Utility Expense had a favorable variance of \$1.8K primarily due to favorable water expense that was offset by unfavorable electricity expense
- Amenities Expense (Pool) had a favorable variance of \$2.0K
- Maintenance Expense had an unfavorable variance of (\$2.7K) primarily due to expenses incurred in the pool house that includes blinds, carpet and electrical work
- Landscaping had a favorable variance of \$14.9K primarily due to mulch expense not being incurred
- Pest Control had a favorable variance of \$.5K

Two AJE's requested to be made of Gulf Breeze accountant:

1. To record the balance of payments due to Greenscapes as a liability and offset to the reserve balance at 12/31/21 of approximately \$39K.
2. To reduce Insurance Expense and record a prepaid asset for the amount of insurance premium paid that covers the period in 2022 of approximately \$1K.

Baycrest has a \$11K Lessee Security Deposit liability at 12/31/21; however, there are only 4 active leases for a total of \$2K. The remaining \$9K needs to be returned to the lessees or to the State of Florida as Unclaimed Property. I have been working with Gulf Breeze over the last year to accomplish this task. The reporting deadline to the State of Florida is May 1.

**Social Committee Report for the 12/22/21 Baycrest Board Meeting**

Social Committee Report for Board Meeting of January 26, 2022

Social meeting minutes of January 4, 2022

Submitted by: Dorie Everin

In attendance were Dorie, Barb, Ginny, Miki, and Joan.

The bookshelves look amazing. Thank you to Bert & Pat for assembling them. Miki's husband John secured them to the wall and all books are back on the shelves for the community.

Next social meeting has been scheduled for 2/1/21 Tuesday @ 10:30am.

The Baycrest annual meeting and dinner will be discussed and finalized for 2/23/21 with an understanding it may be cancelled due to Covid. Then it will be strictly a zoom meeting.

Barb is getting 3 catering quotes.

Sheet cake from Publix

Decorations for tables

Peg may have cases in garage

Fresh flowers in small vase

7 tables approx 70 people guesstimate

Owl Flyer 3 tickets for \$10

Suggestion to go door to door before event

We would like to earn a minimum of \$1000 for raffle

Prado movie night a good idea. Holding off till March when Covid is less prevalent! Hopefully!

Sunset cruise

Barb called captain today

M/W/F/or Sat days

Full boat too many people

Prob 30 is manageable

March busiest month to rent

Sunsets are around 7:30

Gather @ 5:30

Boat ride 1.5 hours

Private potty below deck

Never used but available

Additional planning needed. To discuss at next meeting.

Chili cookoff a success with approximately 30 people in attendance. There were seven chili entries. The winner was Barb T. and runners up were John S. and Ginny W.

#### Pool Committee

Pool Equipment

**MOTION:** Dave Robb made a motion with the concurrence of the members of the Subcommittee for Pool Renovation Projects, that the Bay Crest Board award the contract to replace certain pool operating equipment specified in version 2.0 of the engineering plans prepared and submitted to the Board by Scott Vaughn, P.E. (excluding the saline chlorination generating equipment and the heat pump/chiller) to contractor, Infinite Aqua, contingent upon favorable references. Anthony Palermio seconded the motion. All were in favor and the

motion passed. Cathy will sign proposal and send to vendor with request for invoice payment of 50% down. Total cost of the project \$42,230.

**Saline Chlorination (Saltwater Conversion):**

Several months ago, the Board decided to exclude Saltwater Conversion from the equipment replacement project for budgetary reasons and because it was determined that moving forward on the conversion constitutes a “new amenity”, which would require a favorable vote by the residents of Bay Crest according to our By Laws.

Based on all I have learned in the past couple of years about the benefits of saltwater conversion, I strongly recommend the Board consider adding this feature to our pool as soon as it is practical. Briefly, saline conversion equipment uses common salt pellets used in water softening equipment to generate chlorine for the pool. The result is the elimination of the chlorine smell and taste we currently experience with our pool water, considerable chemical cost savings, elimination of itchy eyes and damage to hair and bathing apparel, and softer water which makes the swimming experience more enjoyable. Over time, the savings will pay for the conversion.

**Future Projects:**

While the repair of the pool wall surface and the replacement of some of the pool operating equipment will constitute a tremendous improvement to the pool in general (saving money and making the water purification process much more efficient and precise), I further recommend that we keep a close watch on the rim tile and bullnose deck surface tile for deterioration. Had we had more money available, we may have replaced the tile along with repairing the walls.

**Wall Surface Repair:**

Many of you are asking when the wall repair project can begin. We do not have an answer yet because the pebble material used in the coating compound is not currently available. I have verified with several contractors that wall repair work has stalled because of supply chain issues with this material. I will keep a close eye on this issue and keep you informed as soon as the situation improves.

**Insurance Claim for Lightning Damage to Pool Walls:**

Our claim that lightning contributed to the cause of the pool wall surface bulges, has been denied by our insurance company. Pat Emerson, Kevin Hara, and I have been involved in the claim process. We may learn more, however, that might affect the claim when we remove the damaged surface and have an opportunity to look at the exposed concrete walls underneath the coating.

Lease & Sales Review Board

Two sales – 25374 closing 2/1/22 and 25281 closing 2/15  
25342 does not have current lease. Need renewal.

ACMSC

Kevin reported that the Simple Maintenance Process goes into effective 1/26/2022. All landscaping and irrigation requests go to Greenscapes so that it is captured in one place. The email blast went out on 1/12/2022 to all homeowners with an email on file with Gulf Breeze. The Landscape Committee will be meeting with Greenscapes to discuss owner issues.

Welcome Committee

Four new homeowners were provided a Welcome Committee Packet.  
The committee is looking into hosting a Welcome Committee event and will invite those renting.

**PLCA Board Liaison Update**

Update was given on PLCA information.

**OLD BUSINESS**

Sod Replacement / Irrigation Update

There are 187 irrigation stations. The controller is monitored daily by Greenscapes which can be done remotely.

There will be a walk through of the sod to look at the warranty requests.  
The sod replacement project report will be updated by Kevin sometime in February.

**NEW BUSINESS**

Pool Repair

See above under Pool Report.

**OPEN DISCUSSION**

Roof cleaning proposals are being obtained.  
Lengthy discussion regarding the back yard issues with 25303, 25383, 25381, 25379. Meeting with Greenscapes is being set up.

**Next Meeting**

Board of Directors Meeting – Wednesday, February 23, 2022, 3:30 Annual Meeting at the Community Center.  
Future Board Meetings – Third Wednesday, 10am via webex.

With no further business, the meeting was adjourned at 11:53 AM with a motion by Miki Knoche and seconded by Toni Paoello. All were in favor.

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Cathy Avenatti, CAM, Property Manager  
Baycrest Homeowners' Assoc., Inc.