

**MINUTES OF THE ANNUAL MEETING OF THE  
BAYCREST HOMEOWNERS' ASSOCIATION, INC.  
HELD ON FEBRUARY 15, 2013  
AT THE PELICAN LANDING COMMUNITY CENTER**

Directors Present: JC Linegar, Marilyn Hara, Don Coulson, Bill Whelan, Ralph Saltsgaver, Jim Harlan and Leo Michaels  
Representing Gulf Breeze Management Services LLC: Nancy Weidner

The meeting was called to order at 4:08 PM and quorum was established with thirty-four (34) represented in person and seventeen (17) represented by proxy. Proof of notice was provided. The President directed the affidavit to be annexed to the Minutes of this Meeting and made a permanent part of the Association's official records.

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

JC Linegar wanted to thank all those board members for their time and commitment to all the projects completed during the year.

**Office Reports**

Bill Whelan noted that 2012 was a busy year with the painting project and wanted to thank all the committees that helped selected the paint color and the paint contractor. Besides painting the homes, the mailboxes were done as per Pelican Landing without their assessment for mailbox painting.

Marilyn Hara thanks all the committees that have contributed during the year. Please get your current emails to Marilyn since she keeps owners informed via email. She also wanted to note that Gulf Breeze just had a 10 year anniversary which has been a successful 10 years and has been a great working partner.

Ralph Saltsgaver noted that he has enjoyed his year on the board and wanted to thank the President for doing such a great job.

Jim Harlan also noted that Baycrest was very fortunate to have JC Linegar and Bill Whelan on the board.

Leo Michaels says he has lived at Baycrest since 1999 and will do his best to assist the board.

Don Coulson gave the Treasurer's report. He noted that Baycrest was a great community with a lot of community spirit. The fees at Baycrest are very good value and they have been fortunate to keep them very low. He noted that between the Board and Gulf Breeze the accounting is done very well. The

association was very fortunate to have been under budget over \$40,000 in 2012. This means that most expenses came under budget. In addition, the reserves have been well funded. However he wanted to note that roof replacement has never been included in the Baycrest budget so owners need to be reserving on their own for their roof replacement.

### **Committee Reports**

John Oblak and Peggy Whelan are the pool committee. John reported that some major expenses are coming up which will be covered by the reserves. One of the treadmills is broken and the other is in poor shape. John is getting pricing on new treadmills. The health department has written up Baycrest on the spa finish which needs to be redone. Since it is time to do the pool surface as well, John is also looking into pricing to refinish both the pool and the spa. This will be done after season when the pool has very little use.

Mary Ann Federman gave the ACSMC Committee report. She wanted to remind owners that any improvements to the exterior or landscaping must be approved by the board. The ARC forms are in the exercise room and on the website. She noted that the new approved coach lights are listed on the bulletin board. She wanted to thank Joe Hammerman for his work on the committee.

Margaret Fowler gave the social committee report. The committee plans three events a year which include a welcome back party, the annual meeting party and the good by fling. They are always looking for volunteers and ideas for parties.

The Board wanted to thank the social committee for all that they do.

Swann Frederickson is the website administrator and the UOC rep. Most information that you need for Baycrest is on the website: [www.baycrestonline.com](http://www.baycrestonline.com). She also puts the UOC reports on this website as well.

Nancy Weidner wanted to thank the Baycrest Board and the community to have the opportunity to work with such a great community.

### **New Business**

#### **Nomination of Director**

There are three positions up for election and three owners have submitted their intents to be a director which are: Don Coulson, Marilyn Hara and JC Linegar. The Board opened up the floor for any other nominations for director and there were none. As per Florida Statute, there is no election if the number of persons running for the board is equal to or less than the positions open. Don Coulson, Marilyn Hara and JC Linegar are the new board members.

**Rollover of Surplus/Deficit Funds**

On motion by Bob Paeollo, seconded by Marilyn Hara and carried unanimously to rollover the surplus/deficit funds.

**Open Discussion**

There were several owners that suggested that the Board consider adding a kitchen at the pool area. There was also a suggestion that the center area be screened so that there is more area under a screen.

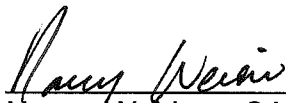
Joe Hammerman noted that the Baycrest Golf outing with dinner is March 20, 2013. Owners may attend the golf outing, dinner or both. Owners need to sign up with Joe Hammerman.

Bill Whelan reported that the Board feels that they need to change vendors for roof cleaning. However this will be more costly than the current contractor but this new contractor will not be walking on the roofs. The new contractor feels that they need to pressure wash the roofs prior to applying their algaecide treatment. This is a rather large expense but there is enough funds left over from painting to do this without any extra cost to owners.

On motion by Mr. Feingold, seconded by John Oblak and carried unanimously to use the painting surplus for the purpose of cleaning the roofs.

JC Linegar noted that the board is looking into roof replacement. The Board responsibility is only to select the tile. It will then be up to the owners to work with their neighbors on when to do roof replacement, on the roof company selection and what kind of quality they want on their roof. The Board is considering having a roof engineer do a roof specification that owners can give to their roof contractor so that they get a better quality roof. Marilyn Hara noted that she has talked to roofers and found that each owner may have to pay between \$25,000 – \$30,000 for roof replacement and possibly even more if there is any roof repairs that need to be made. There are a lot of variables that go into roof replacement.

With no further business, the meeting was adjourned at 5:30 P.M.



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