

**MINUTES OF THE ANNUAL MEETING OF THE
BAYCREST HOMEOWNERS' ASSOCIATION, INC.
HELD ON FEBRUARY 10, 2017
AT THE PELICAN LANDING COMMUNITY CENTER**

Directors Present: Paul Dickensheets, Swann Fredrickson, John Knoche, Rick Nye, Toni Paoello, Creighton Phillips, Ralph Searce

Directors Absent: None

Representing Gulf Breeze Management Services INC: Aharon Weidner

The meeting was called to order at 5:16 PM and quorum was established with thirty-three (30) represented in person and forty-two (42) 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.

Ralph Searce asked the prospective Board members to say a few words about themselves and why they wanted to serve on the Board.

Nominations for Director

Ralph Searce described the election process and asked for nominations for members of the Board of Directors. No nominations were made at the meeting.

The three candidates for the two positions were:

Swann Fredrickson
Antoinette Paoello
Timothy Shepherd

Reading and Disposal of Unapproved Meeting Minutes

On motion by Swann Fredrickson, seconded by Toni Paoello and carried unanimously the membership approved the annual meeting minutes of February 15, 2016.

Officer Reports

President

Ralph Searce reported that the Association raised its umbrella liability policy to \$25,000,000. This was increased to protect the homeowners from liability from a lawsuit. He noted that the additional coverage was relatively inexpensive. Mr. Searce noted that all homeowners submitted proof of insurance during 2016.

Treasurer

Rick Nye reported that at the end of 2016 Baycrest had a budget of \$244,768 with excess revenue of \$2723 and expenditures of \$235,152 for a net income of

\$12,340. He noted that reserves totaled \$252,190. Mr. Nye noted that the associations working capital (fund balance) stood at \$36,782 of which \$6,772 was being used to help supplement 2017 assessments. He noted that some working capital needed to be kept to pay for unanticipated expenses and to help keep fees from fluctuation.

A homeowner questioned why the Board wasn't using all of the working capital in the 2017 budget and believed that it was a violation of statutes and the Association Documents. Rick Nye and Ralph Searce noted that they would seek a legal opinion on the matter and report back to the homeowner and the remainder of the community.

Vice President

Creighton Phillips reported that he is also the chairman of the pool committee. He reported that during the past year a number of projects had occurred. New fencing was installed around the pool equipment, the old shower which was deteriorating was replaced, the floor was painted, some dead shrubs were removed around the pool equipment, new posts which support the electrical system for the pool equipment were installed, and a new table was purchased. A new pool service contractor was hired in the spring and had been performing well.

During 2017 Mr. Phillips will be working with a committee to improve the pool bathrooms and exercise room. He noted that Toni Paoello and Dr. Ashani have volunteer to help with the project

It was noted that the pool gate must be kept closed at all times or that the Association could face fines from the health department.

Secretary

Swann Fredrickson asked that all homeowners make sure that she has their email address so that she can send out social event reminders.

Committee Reports

Social Committee

Miki Knoche reported that Julie Heggs and Kelly Kissiah will be the welcome committee which will make a personal visit to all new residents and provide them with a welcome packet which will give them information on the community. The chili cookoff was replaced with Thirsty Thursdays due to a lack of people willing to cook chili. A wood carved loon was donated by Howard Geerling to help raise funds for the social committee. Mrs. Knoche asked that residents that aren't staying for dinner after the annual meeting still purchase raffle tickets to help support the social committee. She asked for additional donations to help conduct an auction later in the season. Bob Shepherd had volunteered to be the auctioneer for the auction which will be held on March 30, 2017.

Roof Committee

Stephanie Coburn reported that the roof committee was established about two years ago to look at how the community would handle roof replacement. The committee has worked to come up with a plan for homeowners and the community. The committee has looked at the Association Documents and determined what the Board has the authority to do. After seeking the opinion they found that the Board could choose the tile and appearance of replacement roofs however they had no role in deciding when a roof was to be replaced and could not dictate a method of installation.

Earlier in the day Casey Ward of Forge Engineering was hired to develop a roof specification and help determine how homeowners can re-roof their building. He will also develop a list of recommendations for the community as well. There will be a meeting with the engineer later this season for the homeowners to ask questions and get more information on replacing the roofs. Stephanie noted that the other committee members were John Knoche, Don Hannigan, Ralph Scarce, and Paul Dickensheets.

Landscaping

Peaches Scarce reported that the landscape committee had recently taken a course to help them learn more about Florida Landscaping. She also noted that the lighting at the entrance is now all uniform in color.

Kelly Kissiah reported that the welcome committee is revising the welcome packet. The welcome committee plans to personally visit each new homeowner. One of the committees' plans is to update the landscaping portion of the welcome packets and they hope to have it completed within the next week.

Web Site

John Knoche asked residents to look at the web site. He noted that there is a lot of information on the website and he would like feedback from residents for improvements.

Sales and Lease

John Oblak reported that there had been no sales or leases for the past month.

Results of Election

The results of the election were as follows:

Swann Fredrickson	39 Votes
Toni Paoello	47 Votes
Timothy Shepherd	43 Votes

Accordingly, Toni Paoello and Timothy Shepherd were elected to the Board of Directors with terms ending in 2020.

Vote on the Roll-Over

On a motion by Rick Nye, seconded by Ralph Scarce, and carried unanimously Baycrest voted to approve complying with Revenue Ruling 70-604 to carry over excess revenue allowing the Association to file form 1120 or 1120-H for the 2016 tax year.

With no further business to discuss the meeting was adjourned at 6:03 P.M.

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