

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON AUGUST 21, 2013
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: JC Linegar, Leo Michaels, Jim Harlan, and Bill Whelan
Directors Present via conference call: Don Coulson, Dick Gettinger and Marilyn Hara
Director Absent: None
ACSMC Committee: Janet Lieb, Mary Ann Federman and Fe Tavis
Representing Gulf Breeze Management Services LLC: Aharon Weidner

Bill Whelan called the meeting to order at 7:01 P.M. and quorum was established. The notice was posted timely.

On motion by Bill Whelan, seconded by Marilyn Hara, and carried unanimously to approve the June 19, 2013 board meeting minutes. It was noted that in the previous Board meeting that the Board agreed that the ACSMC committee could spend up to \$3,000.00 on needed improvements to the pool area plantings.

Bill Whelan thanked the ACSMC committee for their work on new plantings which has saved the Association a significant amount of money. President Whelan also thanked Fe for using her SUV to haul plants and planting materials and felt that she should be reimbursed for the gas and usage of her vehicle.

On a motion by JC Linegar, seconded by Marilyn Hara, and carried unanimously the Board approved issuing a reimbursement check to Fe Tavis of \$50 for the use of her vehicle.

Committee Reports

Finance

Bill Whelan gave the financial report. So far the Association is in good financial shape and is running a surplus. Mr. Whelan further reported that some pool related expenses would be showing up and may use up the current years surplus.

The Board briefly discussed the purchase of new chairs and chaise lounges for the pool. JC Linegar reported that he could obtain replacement chairs and chaise lounges for \$4405.08 from Wholesale Pool Furniture. The Board's consensus was to go ahead and purchase new chairs in white rather than to wait until colors could be selected primarily because they would match the chairs purchased in 2012.

On a motion by Bill Whelan, seconded by Jim Harlan, and carried unanimously the Board approved the purchase of 16 chaise lounges and 16 table chairs from Wholesale Pool Furniture for a cost of \$4405.08.

Social Committee

None

Pool Report

Bill Whelan reported that the pool renovations are complete and that the pool area looks good. There are some screens which still need to be replaced.

Lease & Sales

none

ACSMC

The Board approved the ARC application for 29312 to extend their lanai by consensus

The ACSMC reported that 10 paurotis palms have been identified as being infected with ganoderma. Bill Whelan reported that three contractors had provided proposals for removal which varied significantly in cost and the scope of work. Go Green's proposal did not cover damage to any utilities while Moore Landscaping and Tree Service both covered utility damage. The costs per tree for tree removal, soil removal, and treatment were as follows: Go Green - \$365, Moore Landscaping - \$577.11, and Tree Service - \$700.

Gulf Breeze Management is to draft a letter and distribute it to the owners with infected palms upon review and approval by the Board.

The ACSMC requested that the owners be notified about the problem, informed that it was the owners responsibility to have the trees removed, and be given a deadline of September 30, 2013 to have the trees removed or that the Association would have the trees removed and assess the unit owners for the cost of removal.

Roof Cleaning

Bill Whelan reported that an acceptable contract with Noel Painting had been submitted with a total cost of roof cleaning to be \$26,740. The most recent proposal includes water, algaecide, cleaning the clubhouse, and protecting plants and lanai furniture. This also includes using a lift to help prevent having most of the work done from the roof which will help prevent tile damage.

On a motion by Bill Whelan, seconded by Dick Gettinger, and carried unanimously the Board approved proposal #12/1091 dated August 1, 2013 from Noel Painting with a total cost of \$26,740.

Noise/Speeding/Open Garages

A complaint was received from a resident regarding excessive noise, speeding, and open garage doors, and this item was put on the agenda for Board discussion. It was specifically requested that noisy work be done only on a limited basis of one day a week. Upon Board discussion, this request was denied due to the fact that it was unreasonable and Pelican Landing already has rules on the issue. It was noted that

Pelican Landing already monitors speeding and open garage doors. The Board will work in concert with their attorney on nuisance complaint guidelines at the next Board meeting.

Next Meeting

The next meeting is on September 18, 2013 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:42 P.M.



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