

BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JANUARY 20, 2021
VIA CONFERENCE CALL

Directors Present: Kevin Hara, Miki Knoche, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Creighton Phillips called the meeting to order at 1:02 PM and quorum was established.

APPROVAL OF MINUTES

On a motion by Miki Knoche and carried unanimously the Board approved the December 16, 2020 Board of Directors meeting minutes.

PROPERTY MANAGER REPORT

Cathy Avenatti reported on recent activity at Baycrest that was also submitted in a written report.

COMMITTEE REPORTS

Finance

Financials were done by the time of the meeting. No report was given.

Social Committee

Per Pat Emerson's email:

Meeting was held on January 14, 2021 with eight people in attendance. Peg Wurzburg, who was the Treasurer, has resigned from the committee and Dorie Everin has agreed to be the Treasurer for the Social Committee. Social Committee funds come from 50/50 raffles and raffle of Howard Geerlings wood carvings. Joan Geerlings has agreed to donate a carving this year for a raffle that benefits Baycrest's Social Events.

The Social Committee has identified items needed for the pool house; namely, carpet, window coverings and permanent furniture. The Baycrest budgeted funds should cover these items. Estimates are being gathered by social committee members to present to the Board for expense approval.

The next social event will be a Driveway Happy Hour on Wednesday, February 24, 2021 at 5:00 p.m. (see flyer).

Future events will be planned based on the success of the happy hour and within the confines of the corona virus.

Next Meeting will be on Wednesday, February 3 at 10:00 at the pool house.

Events and Tentative Dates that were planned for the 2020-2021 year:

- July 4th Party: Not pursued further due to COVID.
- Summer Kentucky Derby Party: Cancelled due to neighbors not ready to socialize due to COVID
- Welcome Back Party: November 21, 2020: We had a successful walk around Welcome Back Party. We will consider a similar format for future Bay Crest social events.
- Annual Board Dinner Meeting: February 17, 2021 (Barb Taefi reserved this date with PLCC.) TBD based on COVID.

Pool Committee

Lynda Moryl will be looking into the correct signs that need to be hung at the pool.

Lease and Sales Review Board

Toni Paoello reported that there were two homes on the market (25357 and 25452); one sale (25284) which will be closing 2/9/2021 and one lease (25390) from 3/1/2021 to 4/15/2021.

ACMSC

No report was given

Welcome Committee

No report was given.

PLCA Board Liaison

Update on the PLCA Board was given.

OLD BUSINESS

Sod/Irrigation

Per Kevin's report out below in New Business.

Toni Paoello brought up the bougainvillea trimming around the pool and she would like to see a straight cut across until it is time to replace them. Peaches Scarce did say that the trimming time is October and if they are trimmed now, they will not bloom. Peaches is working on a landscape plan around the pool. She will provide an estimate to remove the bougainvillea and replace with Cocoplum.

The board would like Toni Paoello to send out a small survey asking the community on how they would like to perimeter to look.

NEW BUSINESS

Reserve Study

Anthony Palmerio spoke on the Reserve Study Options:

Option 1

Reserve Study indicated that Baycrest should do the irrigation in 2021; streets/curbs/pavers 2022; pool 2023. This would increase the reserve dues by \$70 which the association is not in a position to do.

Option 2

Irrigation 2021; streets/curbs/pavers 2022; and pool 2023
2021 no dues will be raised with regards to the Reserves.

Option 3

Streets and pool 2021; irrigation 2022; and streets/curbs/pavers 2023.
2023 Reserve dues will increase \$25/quarter.

Option 4

Irrigation 2021; pool/sealcoat 2022; streets/curbs/pavers 2024. Nothing will be done in 2023.
2022 Reserve dues will increase by \$25/quarter.

MOTION: Anthony Palmerio made a motion to adopt Option 4: Irrigation 2021; pool/sealcoat 2022; streets/curbs/pavers 2024. Nothing will be done in 2023. 2022 Reserve dues will increase by \$25/quarter. David Robb seconded the motion. All were in favor the motion passed.

Irrigation – Creighton/Kevin will be speaking with Lynda Rae (Greenscapes) regarding extending the payments for the single controller irrigation system. (Versus a few big chunks and paying within 18 months). Greenscapes is asking for 10% down (which is normally 40% down) and extend the payments by 18 months with small interest charge starting in 2022. The board felt that maybe they could pay off the balance by the end of the year to eliminate the interest charges.

Sod/Irrigation

Kevin Hara presented the proposal for the upgraded turf. Kevin recommended that the turf be laid after the new single controller irrigation system is completed. With the new single controller irrigation system, frequent watering can be programmed for those getting new turf, others who did not get new turf will stay on the same watering schedule. It will be programmed based on needs. The new irrigation system will take 8+ weeks to install. If this project is started soon, could be completed by March. There is also a Post Irrigation Study that can be done for a fee.

Owners also need to be proactive and observant when the new sod is installed.

Owner cost proposal (a soil test to be done prior to any install)

- Greenscapes sends a proposal to all those homeowners on the proposal list that Phil provided.
- HO receives the proposal, signs it as a commitment that they want the sod and sends it back.
- Greenscapes at the time of the receiving the signed proposal from the HO can also require a deposit (like most companies that are doing the job would).
- Once the job is completed, Greenscapes can invoice the HO for the remaining amount due.
- This would eliminate Baycrest from fronting any of the ½ down cost, it makes sure that those want the new sod, are committed to it and doesn't deplete Baycrest's budget of \$7500 and GB doesn't have to have the burden of invoicing HO for their sod costs.
- This should be a transaction between Greenscapes and Baycrest HO. Also, this way if the sod dies, the HO has leverage with Greenscapes to replace.
- And what if a HO does not want to use Greenscapes and wants to purchase elsewhere? That would be their right.

MOTION: Kevin Hara made the motion to accept the sod proposal and coordinate installed with the single controller irrigation installation which could be completed in March along with the sod proposal for each of the homeowners. Dave Robb seconded the motion. All were favor. Miki Knoche had left the meeting at the time of this discussion and did not vote.

MOTION: Anthony Palmerio made a motion to draft a letter (along with Creighton Phillips) to all residents outlining the Reserve Study options, letting them know that the reserves will increase in 2022 and why Option 4 was chosen. In this letter the new single controller irrigation and new sod will also be discussed outlining the process. All were in favor the motion passed.

Creighton Phillips will pass along the new irrigation proposal with the terms to be included.

Greenscapes versus other Landscaping Vendors in PLCA

Nothing was discussed on this topic.

Bronze Lanai Cages

Bronze lanai cages were passed in a board meeting of the Baycrest board in 2020. Homes in the island are not seen from the outside and bronze disappears within the landscaping. PLCA approved bronze lanai's within communities as long as the community approves of replacing white with bronze. Kevin Hara brought his bronze lanai request to the PLCA DRC, they approved under the condition that the Baycrest board also approved.

MOTION: Kevin Hara made a motion to approve that when lanai cages are being replaced bronze is the new standard for Baycrest. Toni Paoello seconded the motion. All were in favor and the motion passed. Miki Knoche was not in this discussion and did not vote.

OPEN DISCUSSION

- Blue Tarps on roofs are being worked on.
- Recap:
 - Toni Paoello will draft the landscape survey to all residents.
 - Creighton will be meeting with Linda Rae to update the irrigation contract, update payment plant, start date, 10% up front amount, no interest through 2021 with possible payoff at the end of 2021 or small interest in 2022.

Next Meeting

Annual Meeting February 17th at 10:00am via Webex
Board Meeting March 17th at 10:00 am via Webex

With no further business, and on a motion by, seconded Lynda Moryl, and carried unanimously the meeting was adjourned at 2:42PM.

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