

**NOTICE OF MEETING OF THE
BOARD OF DIRECTORS OF BAYCREST HOMEOWNERS
ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Baycrest Homeowners Association, Inc. to be held at the following date, time and place:

Date: January 9, 2020
Time: 5:00 P.M.
Place: Pelican Landing Community Center

AGENDA

- I. Call to Order
- II. Proof of Notice
- III. Establish Quorum
- IV. Disposition of Unapproved Minutes (December 18, 2019)
- V. Landscape Contractor - Review
- VI. Open Discussion
- VII. Next Meeting – January 15, 2020
- VIII. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS

This notice has been posted on or before the 7th day of January, 2020 by order of The Board of Directors and in compliance with Florida Statute 720 and the Association Documents.

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON DECEMBER 18, 2019
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, David Robb, and Tim Shepherd

Directors Absent: Tim Shepherd

ACSMC Committee: Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Creighton Phillips called the meeting to order at 5:00 P.M. and quorum was established.

APPROVAL OF MINUTES

On a motion by Anthony Palmerio, seconded by Toni Paoello, and carried unanimously the Board approved the November 20, 2019 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner reported on recent activity at Baycrest. It was noted that a letter and ballot would be sent to unit owners regarding the upcoming paint project. Noel Painting was expected to begin painting in late February.

Finance

2020 Budget

Anthony Palmerio reported on the November financials. There was \$103,000 in operating and \$266,000 in reserves. A CD which matured in November was redeemed and deposited in the reserve bank account. Irrigation repairs were significantly over for the year however most of the cost overrun was due to the line flushing project.

Social Committee

No report.

Pool Committee

Creighton Phillips reported that the clubhouse renovations are complete, and all inspections have been passed. Aharon Weidner noted that exercise equipment is scheduled to be moved on December 19, 2019. Final cleanup and delivery of products for the bathrooms will be completed on Friday.

David Robb provided the Board with a report on the saltwater system conversion. He recommended that financing is not currently available for the saltwater conversion system. Aharon Weidner agreed to obtain a formal proposal from Pool Doctor to install a saltwater system.

Lease and Sales Review Board

John Oblak reported that 25364 and 25422 have sold. There is one three-month lease at 25284.

ACMSC

Kevin Hara reported that a landscaping review committee had been formed. The Peaches Searce, Cheryl Nye, Lauri Munson, Linda Moryl, Kevin Hara, and David Robb are on the committee. Greenscapes and Down to Earth had been interviewed. Three communities had been visited that were being handled by Down to Earth. A special board meeting has been scheduled to review the two contractors.

Mr. Hara noted that an irrigation committee had been formed to evaluate upgrading the irrigation system. The committee will be meeting with Aharon Weidner to go over the impact on the long-term reserve schedule and future assessments.

Welcome Committee

No report.

PLCA Board Liaison

Karlene **Dziesupek** reported that two board members resigned from the PLCA, the Board hopes to fill those positions in January. The pickle ball rules have changed to increase time for outside guests. \$15,000 was approved for tennis renovation. A time limit of 2 hours has been set for meeting rooms however there will be some exceptions. The marina viewers easement does exist however it doesn't impact any current plans. All residents should have received an email blast regarding a possible amendment which will change the method for amending the documents going forward.

OLD BUSINESS

LANDSCAPING CONTRACT

The Board agreed to hold a special meeting on January 9, 2020 to review all of the information provided regarding Greenscapes and Down to Earth. An additional special meeting will be scheduled to hold a vote on the landscaping contract when all board members are available.

STREET GUTTER

Aharon Weidner will get a price from Noel Painting to pressure wash the street gutters.

NEW BUSINESS

BOARD VOTE BY PROXY

It was noted that the Statutes prohibit board members voting by proxy. The Board agreed to schedule a special meeting or rescheduling the January meeting to ensure that all seven Board members are available for a special meeting to vote on landscaping.

OPEN DISCUSSION

A resident asked if the Board would be having the roofs cleaned. The Board agreed by consensus that the individual homeowners should handle the cleaning of their own roofs at this time.

There was a discussion about enforcement of covenants and how to pursue the issue with the homeowners who don't take care of the noted violations.

Next Meeting

January 9, 2019 – Special Meeting regarding landscaping contractors
January 15, 2019 – Regular monthly board meeting
January 22, 2019 – Meeting to vote on landscape contractor

With no further business, and on a motion by Anthony Palmero, seconded by Kevin Hara, and carried unanimously the meeting was adjourned at 6:11 P.M.

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