

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON NOVEMBER 28, 2018
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Paul Dickensheets, John Knoche, Lynda Moryl, Rick Nye, Toni Paoello, Creighton Phillips, and Tim Shepherd

Directors Absent: None

ACSMC Committee: Peaches Searce and Kelly Kissiah

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

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

RECORDING OF MEETINGS

No one noted that they were recording the meeting.

APPROVAL OF MINUTES

On a motion by John Knoche, seconded by Rick Nye, and carried unanimously the Board approved the October 17, 2018 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner reported that Baycrest had been fairly busy recently. A vast majority of issues have been due to irrigation problems however a majority have been relatively minor. A few timers had been replaced recently. On November 27 there was an issue noted with regards to water pressure and the technicians modified the run times for the owners noting the problem which fixed the owners issue.

Finance Committee

Rick Nye reported on the October 31, 2018 financials. There is a small accounts receivable balance. Operating funds totaled \$118,477 and reserves totaled \$320,014, and capital contributions totaled \$7200. The income statement was normal for October. Year to date, there are excessive expenses, primarily due to the mailbox project which was offset by unbudgeted income. Irrigation water and repair are also both over budget.

2019 Budget

Rick Nye reported that the proposed 2019 budget has an increase in funding for reserves, irrigation, and irrigation water. Other accounts are in line with 2018. The proposed increase is \$25 per quarter. 60% of the increase is due to reserve funding.

Rick Nye moved to accept the proposed 2019 budget with quarterly fees of \$700 per home. The motion was seconded by John Knoche and carried unanimously.

Toni Paolello asked the Board to consider possibly raising the capital contribution. It was noted that it may put the Association out of line with other communities. A homeowner added that there are only a few ways for the Association to collect funds including assessments, a capital contribution, or fines.

Social Committee

Mrs. Knoche reported on recent social activities. A copy of her report is attached to these minutes.

Pool Committee

Toni Paolello reported that the chemical feeds has been overfeeding chemicals twice in the past month. The Board briefly discussed converting to a salt water pool system. Tim Shepherd agreed to get an opinion from an expert on converting to a salt water pool. The Board agreed to wait for more information before deciding on converting to a salt water pool system or replacing the chemical feeding system.

Clubhouse Renovations

Creighton Phillips has been collecting estimates from a number of contractors for remodeling the entire clubhouse. He noted that all of the proposals had been very different based on the particular contractors' opinions and selections of materials. All contractors have noted that they can't provide accurate estimates without architectural plans. Creighton Phillips requested approval of \$5,000 to be allocated toward hiring a planner such as an engineer or architect to develop detailed plans and detailed specifications for the renovations.

Tim Shepherd moved to approve \$5000 to hire a planner to develop plans for renovations. The motion was seconded by Toni Paolello. The motion was carried unanimously.

Pool Fence Painting

Tim Shepherd reported that he had obtained a proposal from Noel Painting for \$8100 to paint the pool fence. They have since revised the quote to \$7100. He noted that the project could be completed within three weeks and that they guaranteed their work for one year and may be willing to provide a five-year warranty.

Paul Dickensheets moved to accept the proposal from Noel for \$7100 to paint the pool fence. The motion was seconded by Toni Paolello and carried unanimously.

Lease and Sales Review Board

John Oblak reported that one annual lease renewal request was approved since the last meeting. There are still three missing lease renewals.

ACMSC

Cheryl Nye noted that Pelican Landing was delayed in planting annuals due to terminating a contract with their landscape architect.

New Committee Member

It was noted that Kelly Kissiah has resigned from the ACMSC. Lori Munson has agreed to serve on the committee. Mrs. Kissiah agreed to continue to coordinate roof applications.

Toni Paoello moved to nominate Lori Munson to serve on the ACMSC. The motion was seconded by Rick Nye and carried unanimously.

Columns at Front Entrance

The Board discussed possibly removing the concrete columns in the front entrance island. No decision was made.

Welcome Committee

Kelly Kisiah reported that she had handed out one more welcome packet.

PLCA Board Liaison

Karlene Dispuzak reported that the new website should be up and running by January of 2019. Hotwire will be making 8 channel changes and offering a new local weather channel. The Board approved a traffic study for up to \$10,000 to determine how many spaces are needed in order to renovate the community center. All agreements are complete regarding the lawsuit with WCI however documentation hasn't been completed. The kayak circle is still on hold.

Policy #650.07 will be discussed at the next Board meeting. This has to deal with wording regarding the privacy committee. They committee can't guarantee personal safety, rather only improve it. Wording may need to be changed to prevent lawsuits.

The Pelican Landing Annual Meeting March 20 at 10:00 AM.

OLD BUSINESS

Roof Replacement

Aharon Weidner reported that Crowther Roofing had not yet provided a price for replacing the roof sing foam adhesive rather than mechanical fasteners.

NEW BUSINESS

Proposed Document Changes

It was noted that there should be changes to the Documents. Several changes were noted including the capital contribution amount, the membership vote for expenditures for personal property over one months assessment, a discrepancy with pets for renters. It was noted that Swann Fredrickson had previously compiled a list and Toni Paoello agreed to attempt to get the list from her.

Beautification

Lynda Moryl reported that she had been attempting to get a contractor to provide a presentation and proposal for some landscaping renovations at the entrance of the

community and at the outward facing area of the pool area. The contractor had not followed through yet.

OPEN DISCUSSION

A resident noted that the entrance area floor was slick. The Board asked to have Noel paint the area with a heavy grit paint.

Aharon Weidner noted that there were some heaving pavers near the parking by the clubhouse. Aharon Weidner agreed to send the Board a proposal for repairing and using a root barrier to prevent the problem from reoccurring.

Mr. Weidner agreed to have the pavers at the pool cleaned.

There was a discussion about the overall appearance of a few homes with regards to driveways being dirty, some missing landscaping that should be replaced, and roof cleaning. Kelly Kissiah agreed to provide a list of roofs known to be in the process of being replaced.

Next Meeting

The next meeting will be December 19, 2018.
Annual Meeting February 27, 2019.

With no further business, and on a motion by John Knoche, seconded by Toni Paolello, and carried unanimously the meeting was adjourned at 6:54 P.M.

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