

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JANUARY 16, 2019
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

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

ACSMC Committee: Peaches Searce and Laurie Munson

Representing Gulf Breeze Management Services Inc.: Nancy 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 Lynda Moryl, and carried unanimously the Board approved the December 19, 2018 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Nancy Weidner read Aharon Weidner's report. The best price for the clubhouse roof was \$33,400 from Crowther Roofing which is more than the insurance company's estimate of \$25,814.30. Aharon recommends approving the Crowther price along with a 10% contingency so that the roof can be scheduled as this takes time.

The workorder list is shorter with less irrigation problems. He also noted the the ORP (chemical feeder) for the spa has been replaced at a cost of \$2200.00

On motion by Tim Shepherd, seconded by Paul Dickensheets and carried unanimously to approve the Crowther roof proposal at \$33,400 along with a contingency of \$3340 with the board still working with insurance company to get the full roof price.

Finance Committee

Rick Nye reported on the preliminary December 2018 financials. Rick Nye reported that the financials are in line with recent months. Irrigation water and irrigation repairs continue to run over budget. There is approximately \$317,000 in reserves and anticipated expenditures have not been made.

Social Committee

Mr. Knoche reported that there will be a catered dinner after the annual meeting on February 27 which requires a reservation. Howard Geerlings donated one of his famous wood carvings for a raffle.

A moonlight cruise is planned for Monday, March 18 at 6:15 pm. This is limited to only 35 passengers and requires a reservation and has a fee of \$15.00.

Pool Committee

Toni Paoello reported that the new ORP is not working. Also the chlorine level at the spa is very low. The pool is in good shape.

Pavers around the pool need to be fixed. Creighton is having the fence around the pool equipment painted and is looking into replacing the lattice. The pool gate needs adjustment since it is not closing.

Lease and Sales Review Board

No new activity. It was noted that 25342 has not resubmitted all the correct information for a lease and the committee is waiting on this. There is a sale expected soon but no paperwork as of yet.

ACMSC

It was noted that there are a number of planned new roofs.

The committee would like to do landscape improvements around the pool equipment since this is such an eyesore. However since the board is waiting on proposals for the beautification project, they felt this should wait so that this all worked together.

Creighton noted he had a list of homes that need to address some landscaping issues which he has passed onto the committee. Board feels that letters need to be sent quoting documents that owners need to maintain their landscaping and request that owners comply. Creighton was going to seek the advice of the DRC on how to enforce this.

Welcome Committee

It was noted that all new owners with the past year should get a welcome packet.

PLCA Board Liaison

There is no report.

Creighton noted that Pelian Landing has invited all board presidents to a meeting.

OLD BUSINESS

Beautification

Lynda Moryl noted that she is waiting on proposals.

NEW BUSINESS

Roof cleaning was discussed. Due to the fragil shape of the roofs, most owners do not want anyone walking on them and owners with new roofs don't need the roof cleaned. The board is looking to see if there are any owners wanting their roofs cleaned and whether the association

is really responsible for this. Creighton noted that he and Aharon will work on a letter on the issue.

New Documents

Don Coulsen heard from an attorney that documents should be rewritten about every 10 years so that they are up to date with the new Florida Statutes. He and Swan volunteered to be on a committee to come up with a plan on how to do this.

OPEN DISCUSSION

None

Next Meeting

Annual Meeting February 27, 2019.

With no further business, and on a motion by Toni Paoello, seconded by John Knoche, and carried unanimously the meeting was adjourned at 6:05 P.M.

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