

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES HELD ON MAY 25, 2022**

Directors Present: Directors Present: Lynda Moryl, Pat Emerson, Toni Paoello, Laurie Rubio, Amy Spiegel, Miki Knoche, and Jennifer Seefeld

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Meeting was called to order at 10:00AM and quorum was established.

**APPROVAL OF MINUTES**

Lynda Moryl made the motion to approve the Board of Director meeting minutes as written from April 27, 2022. All were in favor and the motion passed as written.

**COMMITTEE REPORTS**

Finance

Financial Report

Period Ending: 4/30/22

**Balance Sheet:**

Operating General Funds: \$120.5K

Replacement Reserve Funds: \$114.1K

AR: \$2.9K

Total Assets: \$237.5K

Accounts Payable: \$4.2K

Unearned Income: \$57.2K

Total Liabilities: \$61.4K

Total Replacement Reserves: \$114.1K

Total Capital Improvements Reserves: \$11.1K

Operating Fund Reserves: \$50.9K

Total Equity: \$176.2K

Total Liabilities and Equity: \$237.5K

**Replacement Reserve Disbursement Summary:**

Total 2022 YTD disbursements from Replacement Reserves (AC# 5190):

Irrigation Project: \$19.4K

Pool/Spa Mechanicals (Infinite Aqua): \$13.6K

Pool/Spa Resurface & Tiles (Colonial Pool & Spa): \$11.8K

Total: \$44.8K

For information only:

Irrigation Project: \$58.2K (2021)

Pool Mechanicals (Engineer study): \$4.5K (2021)

**Income Statement:**

Revenues: \$24.8K

(HOA dues, late charges, interest, and app fee)

Total Expenses: \$32.1K

Income/(Loss): (\$7.3K)

YTD Income/(Loss): (\$10.4K)

Baycrest budgets breakeven results for the calendar year. Baycrest funds the reserve account for \$14.4K in the first month of each quarter. The loss in April was due to funding the reserve account.

Lessee Security Deposit (AC# 3129) balance at 4/30/22 is \$7,500. An update of the account is pending from Gulf Breeze.

**Social Committee**

No Report Given

**Pool Committee**

- A high-level project plan has been created to help distinguish the roles of Colonial and Infinite Aqua and their interdependencies. This is a very fluid plan and will adjust as issues arise.
- If all goes well, it is a 45-day contiguous plan.
- I have followed up with Infinite and Colonial for status on equipment receipt. Have not heard anything yet. Will try calling this week, via text per Dave Robb.
- As soon as date is provided, plan will be updated, communication will be sent to the community, pool campus closure will be posted and regular updates with pictures sent to the community.
- Would like to coordinate with Pool Surround committee if any construction is done...

**Irrigation**

May Irrigation/Landscaping Summary Report

During the last Greenscape Landscape review, Linda Rae Nelson observed that the new sod planted in March was, for the most part, well established.

The decision was made to eliminate the supplemental water runs\* for new sod after a couple of good rains. That occurred this weekend. This will help prevent the buildup of fungus while the soaking rains will help encourage deeper root growth.

Next week the irrigation pipeline at the south end of Bay Crest will be flushed. This will hopefully clear out a lot of the dirt, snail and protozoa that rapidly buildup and clog our sprinklers (see attached photos). The filter packs for the front pump were changed out several week ago to reduce the inflow of debris into our system.

As discussed previously, one of the negatives of the drought season is low water levels in the CDD irrigation ponds, which forces CDD to pump more debris laden water from the bottom of the ponds into our irrigation system.

\*Supplemental water is still being provided to residents who recently installed garden beds and/or new sod. All zones are now set to run at least 3 times per week.



#### Lease & Sales Review

Residence at 25460 still hasn't closed.

Yearly lease at 25290 still hasn't been renewed but tenant still there.

Sale of 25432 still pending-home inspection completed this week..

#### ACMSC

No report given.

#### Welcome Committee

No report given.

#### Website/Newsletter Committee

The committee is looking into updating the current platform.

The next newsletter will be out in September.

#### Hardscape Safety Committee

Proposal to paint the sign was discussed. More information is needed as board is considering changing the color of the letter and fonts. New logo was also discussed.

#### Pool Surround Committee

**MOTION:** Toni made a motion to accept the proposal from Leisure Furniture to re-strap 22 lounge chairs in the amount of 92.50/each. Total \$2177.45. Vendor will pick up lounges, provide loaners if needed, and deliver finished lounges. Miki seconded the motion. All were in favor and the motion passed. This will be paid under G/L 8090

#### **PLCA Board Liaison Update**

Short meeting yesterday for PLCA. Only two interesting points. A new general manager has been hired and will begin July 5, 2022. Info and bio will be sent to residents shortly. Secondly beach renourishment is way behind schedule, bids just went out last week.

#### **OLD BUSINESS**

##### Roof Cleaning

##### Cost of the Project:

Superior's cost for the cleaning the roofs using their bucket truck was the most reasonable of all the estimates obtained. The summary costing below includes soft wash of the roofs, soffits, and gutters.

There was a change in the number of doors cleaned due to one duplex (25200/202) not being done due to their new roof being installed in the near term.

The change in total doors went from 51 to 49 doors with a total received from homeowners changed from \$20,400 to \$19,600.

Cost per homeowner: \$400

Total doors: 49

Total received from homeowners: \$19,600

Cost to Baycrest (Including the pool roof): \$13,300

Total project cost: \$29,900

**MOTION:** Pat Emerson made the motion to clean 51 homes in the fall at the following addresses: 25400/402/404; 25390/392/394; 25370/372/374; 25354/352/350; 25344/342/340; 25232/230/234; 25222/220/224; 25300/302/304; 25432/430/434; 25422/420/424; 25412/410/414; 25281/279/283; 25353/355/357; 25332/330; 25380/382; 25210/212; 25411/251; 25301/303 and Pool House Roof. Amy Spiegel. All were in favor and the motion passed.

**MOTION:** Pat Emerson made a motion to special assess the following homeowners who will be having their roofs soft washed in the amount of \$400: 25400/402/404; 25390/392/394; 25370/372/374; 25354/352/350; 25344/342/340; 25232/230/234; 25222/220/224; 25300/302/304; 25432/430/434; 25422/420/424; 25412/410/414; 25281/279/283; 25353/355/357; 25332/330; 25380/382; 25210/212; 25200/202; 25411/251; 25301/303. The special assessment will be added to the July (Q3) Invoice. Miki Knoche seconded the motion. All were in favor and the motion passed.

#### **NEW BUSINESS**

No new business was discussed.

#### **OPEN DISCUSSION**

No discussion.

#### **Next Meeting**

Board of Directors Meeting – Wednesday, September 28 10:00 via webex.

Future Board Meetings – Fourth Wednesday, 10am at the PLCA Community Center.

With no further business, the meeting was adjourned at 11:00 AM with a motion by Lynda Moryl and seconded by Toni Paoletto. Meeting was adjourned.

Respectfully submitted by

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