

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JUNE 17, 2015
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Swann Fredrickson By phone: Ralph Searce, Marilyn Hara, Toni Paoello, and Tom Shambeau

Directors Absent: Don Coulson and Creighton Phillips

ACSMC Committee: by phone: Peaches Searce

Representing Gulf Breeze Management Services LLC: Aharon Weidner

At the request of Ralph Searce, Swann Fredrickson called the meeting to order at 7:00 P.M. and quorum was established. The notice was posted timely.

Approval of Unapproved Meeting Minutes

On a motion by Marilyn Hara, seconded by Toni Paoello, and carried unanimously the April 15, 2015 Board of Directors meeting minutes were approved.

Property Manager Report

Aharon Weidner reported the following:

- 1) Greenscapes recently performed extensive trimming on the property. It took them over 11 days to complete the process. Their team believes that they will now be able to maintain the shrubs more effectively and complete trimming in 3-4 days for all subsequent cycles.
- 2) The primary areas of concern with the landscaping reported to management have been various irrigation issues and the amount of time Greenscapes is on the property disturbing the residents. The most common irrigation issue is clogged nozzles due to the release of snails into the system. Greenscapes is working on putting together a proposal to flush the system which may help reduce the frequency of clogged nozzles. The newer nozzles have helped with the clogging problem they are being installed. The irrigation team believes that the main filter is working properly and catching the incoming snails. However there are larvae already in the system which will continue to cause clogging problems. In order to flush the system Greenscapes will need to install a valve somewhere in the middle of the line and set up a way to direct the water into a sanitary sewer through a sewer cleanout since they will be using chlorine.
- 3) The recent seal coating project was completed however there are still a few outstanding issues. The pool company spilled chlorine or oil from their truck onto the road as soon as the road was reopened but before the sealant had time to fully cure and there are stains and drip marks. CPS, D&G and I are working on a resolution to the problem. D&G Sealcoat failed to put a heavy enough layer of sealant on portions of the west edge of the community. They are to address this in the near future and will not be paid until the work is satisfactorily completed. We also have proposals to fix some of the areas where the crack fill was placed near, but not into cracks and to also add additional crack fill.

The Board discussed various options and the merits of doing any additional crack fill and related costs. The D&G contract had three sections with separate costs for the sealcoating, asphalt repair and crack filling (\$7,750, \$1,120 and \$625 respectively).

On a motion by Marilyn Hara, seconded by Ralph Scarce, and approved unanimously, the Board approved paying only \$312.50 (½ of the crack fill portion of the D&G bill) to offset the amount of crack fill which did not end up in cracks. No further crack filling will be done.

Finance Committee report by Aharon Weidner

- 1) Baycrest had \$73,510.64 in operating funds and \$198,115 in reserve funds as of May 31, 2015. Baycrest had a loss of \$2908 as of May 31 versus a budgeted loss of \$711. The budget projects a loss due to certain expenditures being budgeted to be spent in certain months while income is recorded evenly throughout the year. Net equity is \$33,415.
- 4) The loss is comprised primarily of spending for extra visits by Greenscapes and irrigation repairs. So far \$12,777.63 has been spent on irrigation repairs. That total includes the budgeted irrigation audit work previously approved by the Board.
- 5) The draft 2014 review has been received and has been reviewed by Don Coulson. There are no material changes from the financial statements that Gulf Breeze Management provided the CPA firm. Upon receipt of the finalized review it will be available for any association member who would like to receive a copy. It will be emailed to those with email addresses on file and mailed upon request to those who have not provided a current email address to the association.

Social Committee

There will be a 4th of July party over the summer and the committee is in the process of planning events for the next season.

Pool Committee

John Oblak reported that all equipment is working. Barry Berger has installed the lattice around the pool mechanicals. The railings are currently being fabricated and he will install along with shower post soon.

Marilyn Hara reported that Creighton Phillips had asked Barry for an estimate to power wash, patch/caulk and paint the pool entrance and screened porch floor with non-skid paint. Currently the floor is white and shows all the scratches and dirt. It was suggested that the color be changed to match the lighter brick of the walkway entrance and pool deck.

The paint would be Tuf-Top a concrete paint and sealer. His estimate is \$1,800.

Marilyn Hara noted that the metal stacking chairs need some new rubber tips on the legs to protect the floor. Ton Paoello added that the Board should hold off on painting until more

discussion on renovations are held. The Board agreed by consensus with the suggestion to wait. Swann Fredrickson will shop locally for new leg tips for the metal chairs.

Lease and Sales Review Board

John Oblak reported on recent sales and leasing activities.

1 Sale at 24344 was approved.

3 Rentals at 25250 (Seasonal), 25452 (Annual), and 25274 (Annual) were approved.

ACMSC

Swann Fredrickson reported that she had walked through much of the property with Aharon and two Greenscapes representatives. Overall the property is very green and in good shape with some areas identified for additional attention in coming weeks. Some homes where weeds were previously noted in the rear beds are now weed free. Greenscapes recently completed their first "hard cut" on the property and significantly cut back most of the shrubs. In July their focus will be on hedge trimming, pruning plants away from buildings, thinning and lowering paurotis palms where needed and removing volunteer palms, trees and weeds growing up through plants. Swann Fredrickson noted that there had been more flowers on the ixoras than she noticed in the last five years – possibly due to a better fertilization program. Electric work was completed to hook up the master rain sensor which is now operational. The Landscaping Committee (ACMSC) has been providing close supervision of all of Greenscapes' irrigation repairs and other activities as the landscaping crews and supervisors continue to learn the property. They are working with Greenscapes to send more manpower and to have crews circle around the community just once while trimming to reduce the amount of disruption each resident receives.

A resident complained that she and a neighbor had personally removed tall weeds from beds behind their homes and she said she was not happy with the landscaper. Residents were reminded that they should report weed or other landscape problems to Aharon Weidner so a service request can be issued to Greenscapes to address specific problems at specific addresses. The committee receives a list of all resident landscape service requests so they can monitor how well Greenscapes follows up.

Ralph Searce discussed recent correspondence with the Association's attorney regarding three black olives in the back of 25257 Galashields. He added that two arborists had looked at the trees and agreed that because they had been improperly trimmed and planted too close together, they pose a hazard and need to be removed. He noted that the documents state that the Association is responsible for maintenance. The Attorney believes that this is a maintenance issue because the problem was caused by improper trimming and the Association is currently unable to definitively determine who paid to have the trees trimmed improperly. Mr. Searce proposed that in accordance with the Attorney's recommendation, Baycrest should pursue the immediate removal of the trees at Baycrest's expense. Toni Paolello noted that several years ago a number of owners had to remove Washingtonian palms which were top heavy. It was explained that those palms were not removed because they had been improperly trimmed.

There was some discussion on whether Pelican Landing would require new trees to be installed but that won't be determined until the Pelican Landing DRC responds to the request for removal.

Joe Hammerman added that the DRC planned to develop a policy which would require comprehensive landscaping plans for each Association prior to allowing trees to be removed.

On a motion by Ralph Searce, seconded by Swann Fredrickson, and carried unanimously, the Association, in accordance with their Attorney's advice, will pursue removal of the three black olive Trees behind 25257 at the Association's expense and will work with the homeowner, Pelican Landing, and Go Green to get the trees removed as soon as possible.

UOC

No report

Open Discussion

Toni Paolello asked for an update on homeowner's submission of proof of their insurance policy. Aharon Weidner reported that 5 homeowners still had not yet provided proof of insurance. One is a new homeowner who just moved in. Several board members volunteered to contact owners via phone if Aharon Weidner is unable to obtain them.

Next Meeting

The next meeting is scheduled for August 19, 2015 at 7:00 P.M. at the Community Center.

There will be meetings on the third Wednesday of October, November, and December of 2015 at 7:00 P.M. at the Community Center.

With no further business, and on a motion by Marilyn Hara, seconded by Tom Shambeau, and carried unanimously the meeting was adjourned at 8:28 P.M.

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