

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON NOVEMBER 18, 2020
VIA CONFERENCE CALL**

Directors Present: Kevin Hara, Miki Knoche, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Creighton Phillips called the meeting to order at 10:02 AM and quorum was established.

APPROVAL OF MINUTES

On a motion by Anthony Palmerio and carried unanimously the Board approved the October 21, 2020 Board of Directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Cathy Avenatti reported on recent activity at Baycrest that was also submitted in a written report.

COMMITTEE REPORTS

Finance

2021 Budget

MOTION: Anthony Palmerio made a motion to adopt the 2021 Budget. Kevin Hara seconded the motion. All were in favor and the 2021 Budget was adopted.

Line of Credit

A line of credit in the amount of \$50,000 was discussed to have in case the reserves get low. After discussion it was agreed that it is not necessary to have the line of credit now. With the Reserve increase the association is in decent shape.

MOTION: Anthony Palmerio made a motion to not take out the line of credit. Toni Paoello seconded the motion. All were in favor and the motion passed.

Social Committee

Welcome Back Walk around is schedule for Sunday, November 21, 2020. Flyer has gone out.

Pool Committee

Robbie Hayduk (CES) submitted a rough estimate for a complete conversion of a saltwater pool and equipment which came in around \$40,000-\$45,000. Pool redo is tentative 2023 per the Reserves.

Lease and Sales Review Board

Toni Paoello reported that there were two closings (25390 and 25234). Home 25260 has sold but no paperwork has been received.

ACMSC

MOTION: Lynda Moryl made a motion to use the Operating Landscaping funds for a new hedge around the pool. Type of plants and costs still to be determined. Toni Paoello seconded the motion. All were favor and the motion passed.

Welcome Committee

Kelley Kissiah submitted the following report:

- Over the summer, we welcomed two new homeowners to Baycrest: Tom Minnick at 25332; John and Kathleen Karpovich at 25450.
- We have had two new closings in November: Tom and Cathy Maugeri at 25234; John and Bernadette Haley at 25390.
- Each new homeowner has been visited and has received an updated Welcome Handbook. Thanks to Bob Paoello for forwarding me new sales. This has given me the opportunity to reach out to new owners by email before they move in to welcome them and respond to any questions they may have.

PLCA Board Liaison

Budget Adoption Meeting is October 29th and the budget did not pass.
\$120/annual increase to the Master Association for 2021
Presidents Meeting will be held on 11/20/2020

OLD BUSINESS

Kevin discussed the new irrigation system and sod replacement. When the two wire irrigation system goes in, it will take 1-1/2 to 2 months until completed.

NEW BUSINESS

Creighton announced that he will not be running for re-election in February. He will be working on irrigation and landscaping. Kevin Hara and the rest of the board thanked Creighton for his efforts and service.

OPEN DISCUSSION

One owner made comments about the sod and water aerobics. The board discussed that there should be a limit of only 10 people during the water aerobics so there is social distancing during COVID.

Next Meeting – December? If not meeting in December, the next meeting will be January 2021.

With no further business, and on a motion by, seconded by Miki Knoche, and carried unanimously the meeting was adjourned at 11:29am.

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