

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON APRIL 16, 2014
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: JC Linegar, Don Coulson, Marilyn Hara, Mary Ann Federman, Swann Fredrickson, Ralph Scarce and Toni Paoello

ACSMC Committee: Janet Lieb and Peaches Scarce

Representing Gulf Breeze Management Services LLC: Aharon Weidner

JC Linegar called the meeting to order at 7:00 P.M. and quorum was established. The notice was posted timely.

On motion by Swann Fredrickson, seconded by Mary Ann Federman, and carried unanimously to approve the March 19, 2014 board meeting minutes.

Property Manager Report

- 1) Moore Landscape meeting notes
- 2) Attached are four proposals for chemical roof cleaning:
 - a) Noel at \$12,600.00
 - b) Trafford at \$10,040.00 with additional charge of \$395 to use pool building water
 - c) 3-2-1 Blast Off at \$9,900 which is \$4,950 twice a year
 - d) McDonald's algaecide treatment at \$6,825.00 with no charge to use pool building water
- 3) Landscaping Issues
 - a) Attached is a proposal from Go Green for care of the Canary Island Date palms
 - b) Attached is a proposal from South East Spreading for mulch. The landscape committee was going to do more investigation on the type of mulch that they want to use which might change this price.

Committee Reports

Roof Committee

JC Linegar reported that he had asked for three to five volunteers to form a roof committee and had received four volunteers: Don Hannigan, Stephanie Coburn, Creighton Phillips, and Ralph Scarce.

The Board discussed the role of the committee. Stephanie Colburn summarized some communications regarding the role of the committee. The initial plan for the committee is to evaluate what the Baycrest documents mean in respect to roof replacement, determining what jurisdiction or role Pelican Landing has, investigating building codes, and determining what can be done in a circumstance where a roof-mate doesn't want to replace their roof.

JC Linegar asked the committee to elect a chairperson and to report back to the board with their perceived role. It is expected that preliminary document review will happen over the summer.

Finance

Don Coulson reported that no abnormal expenses were incurred in March and that the Association had a surplus of approximately \$5400 as of the end of February so he expected the March financial statements to have a significant surplus. There were a few pool repairs in March and those expenses would come from the reserves.

Social Report

Toni Paoello noted that the Farewell Fling held on April 7 was a success. Swann Fredrickson reported that the committee had \$161 left after the season. Fredrickson also noted that the committee believes that they will need to increase prices and charge the full cost for food at future social events.

Pool Report

None.

Lease & Sales

JC Linegar noted that they approved the following sales:

- 25232 and 25364

ACSMC

Janet Lieb noted they recommended approval of the following ARC's:

- 25390 – Tile the front entrance way
- 25372 – Lanai Extension

Janet Lieb reported on a meeting held with Tom Moore of Moore landscaping on March 28th to try and work out some problems with performance. Key issues discussed were the quality of wet checks, the lack of maintenance on the irrigation filtration system, the responsibility for sod, the lack of consistent clear communication, less fertilization than needed, poor weed control, and a lack of proactive investigation of problems such as recent issues with whitefly and ganoderma. A complete report is attached to these minutes.

Peaches Scarce reported that the committee had looked at a number of possible mulch colors and compositions. The committee came to the conclusion that they would like to avoid dyed products and would prefer either natural malaleuca mulch or pine straw. The Board asked that Gulf Breeze Management obtain pricing for both types of mulch. There was also discussion of "blowing" mulch and the Board asked Gulf Breeze Management to investigate the cost and whether this would be appropriate for some areas.

The Board discussed the proposals received for cleaning the roofs.

On a motion by Don Coulson, seconded by Marilyn Hara, and carried unanimously the Board approved the contract with McDonald's Home Care & Maintenance for a total cost of \$6,825.

UOC Report

Bill Douglas reported that he had attended his first UOC meeting and that the main discussion was held on extending the perimeter wall to help block the view of the shopping areas near the entrance to Pelican Landing.

Swann Fredrickson provided a written report on the PLCA annual meeting held March 25th which will be posted on the pool bulletin board.

Other

Stephanie Coburn reported the Conservancy of Southwest Florida named a baby sea turtle Betsy in honor of Baycrest resident **Betsy Sandstrom**, who has been fighting cancer, for her dedication and time volunteered with Turtle Time.

Marilyn Hara elaborated on the meeting held with Moore Landscaping as reported by Janet Lieb.

Peaches Scarce recommended that the Board consider replacing Moore landscaping due to continuing problems. Swann Fredrickson agreed with Mrs. Scarce and recommended reviewing landscape specifications for obtaining bids in the fall from other landscape companies.

JC Linegar reported that the Association would have a CPA prepared financial statement completed. Don Coulson asked Aharon Weidner to provide him with an update on the progress of the report.

Swann Fredrickson reported that Creighton Phillips was volunteering to collect the addresses of owners who would like to obtain an estimate for minor roof repairs such as broken tiles. Fredrickson asked for approval to send an email asking owners to contact Phillips directly if they are interested in a repair estimate. Phillips will arrange for a roofer to look at those roofs and email a repair proposal to the individual owners. The board agreed by consensus.

JC Linegar reported that he wanted to integrate Creighton Phillips into the pool committee.

The owner of 25248 reported having whitefly on a foxtail palm. Aharon Weidner agreed to contact Go Green in order to have the palm treated. Marilyn Hara added that Moore Landscaping should have caught the problem.

Swann Fredrickson reported that she had recently met with a tree trimming company who had informed her that her hardwood tree canopies hadn't been trimmed properly in some time. Aharon Weidner will contact Go Green to be sure that the trimming contract includes the workers actually climbing into the tree canopies to properly prune and thin them. The hardwoods are not due to be trimmed until 2015.

Next Meeting

The next meeting June 18, 2014 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:37 P.M.

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