

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING/2023 BUDGET ADOPTION MINUTES HELD ON NOVEMBER 30, 2022**

Directors Present: Directors Present: Lynda Moryl, Pat Emerson, Toni Paoello, Miki Knoche, Dave Robb, and Jennifer Seefeld

Not in attendance: Amy Spiegel

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

The meeting was called to order at 10:03AM and quorum was established.

**APPROVAL OF MINUTES**

Lynda Moryl made the motion to approve the Board of Director meeting minutes as written from October 26, 2022, with three corrections from Pat Emerson. All were in favor and the motion passed with corrections.

**COMMITTEE REPORTS**

Finance

2023 Budget Adoption

**MOTION:** Pat Emerson made the motion to approve the 2023 budget. Dave Robb seconded the motion. All were in favor and the 2023 Budget passed.

Financial Update – No update given. The financials were delivered on 11/29 and the Treasurer did not have enough time to review. An update will be written, sent to the board, and posted to the website.

Hurricane Ian Update – Invoices from Greenscapes and Johnsons Tree Service have been submitted and paid with regards to the damage caused by Hurricane Ian. One more invoice is needed from Carter Fence. Approximately \$38,000 has been spent on clean up with was an expense not budgeted. At the next board meeting an assessment will be discussed in the amount of \$400 with will be spread over 2 billing periods.

Pool

Since our last board meeting, we have:

1. Added a layer of stone to the entire enclosure to improve its appearance and to keep it clean in all types of weather.
2. Painted to doors to the MR 3 Chemical Controller enclosure doors to keep sun sunlight from damaging the two MR 3 units.
3. Contracted to repair the two gates to the equipment enclosure which were damaged in the hurricane.
4. Arranged to have the redundant chemical vats emptied and removed from the area.
5. Removed the two trash cans placed inside the enclosure when we bought new ones for the pool years ago.
6. Arranged to have the control panel for the spa heater replaced. We do not have an ETA for the part. Will, our Colonial Pool and Spa technician, believes these parts can take 4 to 8 weeks to arrive because of supply chain issues. We have probably been waiting for 4 weeks already.

The new MR 3 chemical controllers are working well. It took a while to calibrate them, but in the past week, Will's manual chemical checks are matching the controllers' readings. Now it is simply a matter of monitoring the system daily to ensure it is functioning as it should. The controllers will save us a considerable amount of money because they inject chemicals into the pool only when they are needed.

Social Committee

Submitted by: Pat Emerson

Dorie Everin and I co-chaired the social committee last year. I needed to resign my role as co-chair at the end of last season because of my commitment to the Baycrest board as Treasurer. Dorie and I both plan to serve on the Social Committee as members, but we need a chairperson for social activities in Baycrest to continue.

The duties of the Chairperson include:

Setting meeting times and sending reminders to committee members

Creating a meeting agenda that lasts no more than one hour

Setting calendar dates for community social events during season

Requesting the committee members to volunteer for tasks that need to be done for the social events

Future social events are up to the Social Committee to decide on and plan. New ideas are always welcome. Prior events included:

Chili Cook-off Contest

Annual Board Meeting Dinner

Trivia

Farewell Party

Sunday brunch

Pizza happy hour

Dorie and I decided that we would have a Thirsty Thursday happy hour on the first Thursday of each month beginning in January. So, mark your calendars for January 5, 2023, at 5:00 p.m. This will be a BYOB and appetizer to share format. This type of event requires no advanced planning, and it will be available for the neighbors who wish to attend.

If Baycrest wishes to have other social events as we have had in the past, we need a chairperson to lead the group.

Lease & Sales Review Board

25340 closed on 11/11/22

25290 submitted a lease renewal for 5/1/23 through 4/30/24

Landscape Committee

Highlights plus additional comments:

Pallets of mulch have been delivered with the expectation that the mulch will be spread in the garden beds in late November/early December. The community looks great after the mulch was laid.

Turf and plant fertilization took place in mid-November; pruning will occur in late November.

Landscape Committee Continued

Lee County removed the restrictive irrigation water schedule governing the summer/fall dry season. That schedule had blocked all Mondays and large portions of Sundays and Tuesdays, forcing us to constrict irrigation water to Wednesday, Fridays, and Saturdays for half of Baycrest. With the more open schedule, we have spread the irrigation to Mondays, Wednesday and Fridays, a better pattern to distribute water throughout the week. Areas affected: the East side of Baycrest on the outer circle. The rest of Baycrest remains on a Tuesday, Thursday, Sunday schedule.

As a reminder, if any resident is looking to do landscape updates or renovations, forms from ARC must be completed and approved by Pelican Landing before any work is started.

Communication

A new newsletter went out in November. Cadence will be once a month during the season - October to May. If you have any suggestions on items to add, please reach out to Jennifer at [jennifer.seefeld@gmail.com](mailto:jennifer.seefeld@gmail.com)

We are in the process of looking for a new website company for our community. The website will house all the important information for our residents in one place. More details in the following months.

We are looking at a possible new entrance sign for our community. We are investigating new designs and fonts that are more updated and in line with our neighboring communities. We will be presenting new logo designs to our community in the next couple of months.

Please remember that our monthly board meetings are in person and also online for our residents' convenience. The link to the online will be sent prior to the meeting.

Safety/Hardscape

Defibtech AED has been priced and as soon as approval is given, ordered. Estimated delivery is January. Pricing came in under budget. A group CPR class is being investigated. Several companies cannot commit since they do not know how many instructors are available due to Ian.

Welcome Committee

I have been in contact with John and Joyce Federici, who purchased the Coburns at 25340 Galashields Circle. They will be here in December, and we will meet then to review the Welcome Package.

**PLCA Board Liaison Update**

Update was given

**New Business**

No business was discussed.

**OLD BUSINESS**

No business to discuss.

**OPEN DISCUSSION**

No discussion.

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**Next Meeting**

Board of Directors Meeting – Wednesday, December 28 10:00 via Webex

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

With no further business, the meeting was adjourned at 10:36 AM with a motion by Toni Paoello and seconded by Miki Knoche.

Respectfully submitted by

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

APPROVED