

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON NOVEMBER 20, 2013
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Bill Whelan , JC Linegar, Don Coulson, Marilyn Hara and Leo Michaels

Director Present via conference call: Dick Gettinger

ACSMC Committee: Mary Ann Federman, Fe Tavis and Janet Lieb

Representing Gulf Breeze Management Services LLC: Nancy Weidner

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

On motion by JC Linegar, seconded by Leo Michaels, and carried unanimously to approve the October 22, 2013 board meeting minutes.

It was noted that Jim Harlan resigned from the Board. The documents require that the Board appoint a new director within 45 days.

Property Manager Report

1. Moore's landscape report with landscape issues and completion dates was given to the board.
2. Moore's whitefly proposal was attached, but this proposal was only for the white birds of paradise and did not include the Christmas Palms. Bill Whelan suggested obtaining a proposal from Go Green to include both species. Tree trimming contracts from Go Green and from the Tree Service were provided.
3. The landscape committee listed homes with landscape problems, typically replacing missing or dead plants. NOTE: IS A LETTER GOING TO THESE HOMEOWNERS FROM GULF BREEZE.

Committee Reports

Finance

Don Coulson said that the Association is financially stable, still under budget. However, pool expenses, irrigation repairs, and the water bill from the roof cleaning contract are higher than anticipated. The Noel contract included a \$2000.00 expense for using the fire hydrants which was not allowed by the Bonita Springs Fire Department, and so will be deducted from their invoice.

The CDD has dramatically increased the irrigation water pricing for tier 1. The property manager will find out what the tier 1 level is for Baycrest.

2014 Proposed Budget Discussion

Don Coulson noted that many expenses will increase. The roof algaecide treatments, pool repairs and improvements to the pool house will be higher. The reserves have been updated to include these. An increase has also been added for pool refinishing.

Surpluses still keep homeowner fees low, but the Board is recommending a \$10.00 per quarter increase, to \$610..

Social Committee

The committee received a very nice thank you card for their donation to hospice in the name of Mr. Sandstrom.

Pool Report

Umbrella & Table Committee

Tony Paoello reported on pricing for new pool umbrellas and tables. She is considering having a shade made for the lanai area of the umbrella fabric. Approximate cost of these items is \$3,600.00.

Bob Paoello reported that the bathroom stall dividers cannot not be removed without a major cost. He recommends that they be covered with solid, nonporous Plexiglas sheets affixed with stainless steel screws. JC Linegar will ask Bear Coast Construction to bid this repair.

On motion by JC Linegar, seconded by Marilyn Hara and carried unanimously to approve up to \$4,000.00 for Toni's tables, umbrellas and shade and for the installation of the plexiglas sheets in the bathroom.

Lease & Sales

JC Linegar noted that the sale at 25353 was approved. He also noted that with the resignation of Jim Harlan, another Board member will be needed to fill the vacancy.

ACSMC

Mary Ann Federman described their work on landscape improvements. She noted that the driveway at 25370 has not been fixed. The oak tree with the roots uplifting the pavers is on the property line. The two parties need to reach an agreement on removing the tree which is causing the problem. The Board suggested working with Joe Hammerman to get this resolved (NOTE THAT THERE WAS NO DRC APPROVAL ON THIS TREE)

UOC Report

Swan Frederickson on behalf of the UOC history committee, is soliciting early Baycrest photos to be sent Pat Smart. More information is available on the PLCA website.

The PLCA Board is considering perimeter privacy fencing, to be funded from capital reserves. Swan will email Baycrest residents with information on this issue, asking for their input so that her vote, early in December, will reflect the wishes of our community.

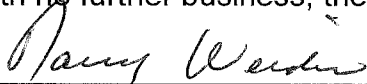
Other

JC Linegar researched the board membership of other communities and found that most had 5 or 3 directors. JC Linegar is recommending that the board size be dropped to 5. This topic is tabled for discussion at a future board meeting.

Next Meeting

The next meeting is on December 11, 2013 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:35 P.M.



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