

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JULY 18, 2018
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: John Knoche, Rick Nye, Toni Paoello, Creighton Phillips

Directors Absent: Paul Dickensheets, Lynda Moryl, and Tim Shepherd

ACSMC Committee: Peaches Searce and Kelly Kissiah

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Creighton Phillips called the meeting to order at 5:00 P.M. and quorum was established.

RECORDING OF MEETINGS

No one noted that they were recording the meeting.

APPROVAL OF MINUTES

On a motion by Rick Nye, seconded by Toni Paoello, and carried unanimously the Board approved the April 18, 2018 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner reported that he Indian Harbor Insurance has agreed that clubhouse roof should be replaced and has issued an initial check. They are withholding the remaining funds until a roof replacement contract has been signed. He added that his has begun the process of seeking proposals for the clubhouse roof. Mr. Weidner also noted that the ceiling staining in both bathrooms was determined to be wind blown dirt from the louvers on the bathroom windows caused by strong winds and rain during Irma.

Mr. Weidner reported that during May and June the irrigation filter system had suffered two issues. A resident had been tampering with the system and unplugging the timer which controls the valve and the valve itself had been manually adjusted on multiple occasions. After putting a stop to tampering with the system, it was found that it was flushing too frequently, and Hoover found that the filter elements needed to be replaced. The replacement had been scheduled for July 18, 2018. He added that he was seeking a price for a preventative maintenance program.

Aharon Weidner noted that palm trimming needed to be approved. Johnson's Tree Service cost would be \$7162. He asked the Board to approve this work so that it could be completed prior to the start of Hurricane Season. He added that a few branches needed to be trimmed on Hardwoods which would add to the cost however he expected that additional work to be minimal.

On a motion by Rick Nye, seconded by Tim Shepherd, and carried unanimously the Board approved Johnsons Tree service for Palm Trimming for a cost of \$7162 and to perform some additional hardwood trimming at an additional cost yet to be determined.

Finance Committee

Rick Nye reported that the final reserve study had been distributed to the Board. Mr. Nye added that he had asked for a new reserve study to be completed in three years instead of two years as originally recommended. A copy of the complete study is available upon request. Mr. Nye asked the Board to approve the reserve study.

Director Nye noted that the Association is currently running a surplus. The Association is over budget on legal fees due to unanticipated legal issues, irrigation repairs by a small amount, and irrigation water significantly.

Mr. Nye reported on his progress on potentially saving money on irrigation water. He noted that the cost for water was \$0.83 per 1000 gallons for usage under 810,000 gallons vs. \$3.85 per 1000 gallons after 810,000 gallons. He noted that WCI had set up the system as a multi-family system instead of a single-family home system. He asked the Board to consider several items:

- 1) Regular Maintenance of the Irrigation Filter
- 2) Keep Greenscapes as the Landscaping Contractor
- 3) Establishing an Irrigation Committee to investigate having a more efficient irrigation system.

On a motion by John Knoche, seconded by Rick Nye, and carried unanimously the Board approved the final draft of the Reserve Study.

*On a motion by Tim Shepherd, seconded by John Knoche, and carried unanimously the Board approved extending the contract with Greenscapes through 2019 with a monthly cost of **\$7090**.*

Social Committee

Shelia Phillips provided a report on recent social activities. Her report is attached to these minutes.

Pool Committee

Clubhouse Renovations

Creighton Phillips has been soliciting proposals to refurbish the clubhouse. He intends to put together a formal committee to handle the project. He asked for volunteers, particularly those with engineering or construction background. He noted that Reserve Advisors recommends a partial renovation every 10 years and a full renovation every 20 years. He noted that no renovations had been done since it was built more than 20 years ago.

Pool Committee Chairperson

Creighton Phillips noted that he planned to step down as the committee co-chair. He asked for a volunteer to take over the job, ideally a full-time resident.

Lease and Sales Review Board

Two leases were approved. One renewal and one new lease.

ACMSC

Kelly Kissiah reported that the landscaping looks pretty good overall. Hard cuts are in process. The pool area will be receiving some new plantings. Mrs. Kissiah reported that the committee had defined when homeowners need to pay for irrigation and when the association pays for irrigation modifications which is available on the web site. The irrigation audit report completed in 2015 is available on the web site.

Mrs. Kissiah noted that homeowners will need to seek approval from Pelican Landing DRC for the new tiles which the board has yet to approve. If the roof replacement has already been approved, owners will need to complete a new page 3 of the application and submit it to the ACMSC. 12 sets have been approved, 6 have been completed and one is in process. The five roofs to be completed will probably need to complete a new page three of the application unless their roofing contractor had already purchased the tile since it has been discontinued. Pelican Landing has revised their ARC application and these forms will be incorporated into the Baycrest application.

Welcome Committee

No report

PLCA Board Liaison

Karlene Dispuzak reported Hotwire has increased the availability of on-demand. Voice controlled remotes will be available by the end of the year. Electronic Voting was approved using Vote Now. The slides at the children's park have been removed due to complaints due to heat. \$12,500 was approved for a feasibility study for a new community center. \$275,000 was approved for beach railings. \$45,000 was approved for a new shuttle bus. A Realtor Support Team has been put together. A new Pelican Landing emergency plan has been approved and is available on the community web site.

OLD BUSINESS

MAILBOXES

The mailboxes have been painted and the other option items have been completed. A punch list has been put together for items to be addressed which have yet to be completed. Overall the mailboxes look very good and are now consistent throughout the community. The color formula will be posted on the web site.

NEW BUSINESS

REPLACEMENT TILE

Creighton Phillips reported that the previously approved tile had been discontinued. He had looked at hundreds of alternate tiles. A sample of the replacement tiles was provided at the meeting for those in attendance to review. Pictures were also emailed to the community.

*On a motion by Rick Nye, seconded by Tim Shepherd, and carried unanimously the Board approved the replacement tiles. **The selected tiles are Boral Barcelona 900: 1HBCS6326 Carmel with Black Antique, 1HBCS0387 Tan with Black Antique, and 1HBCS0084 Paradise Island Tan.***

Board Responsibilities

Creighton Phillips asked Board members to select areas of responsibilities. He asked for feedback from Board members by the next Board meeting.

- 1) Finance
- 2) Landscape
- 3) Irrigation
- 4) Pool Operation
- 5) Pool House Renovations
- 6) Special Projects (Roofing, Road Resurfacing, Painting)
- 7) Beautification (Flower Pots)
- 8) Gulf Breeze Responsibilities, Specialty Projects Spreadsheet

OPEN DISCUSSION

A homeowner asked if the Board had considered refurbishing the lights on the exteriors of homes. Peaches Scarce noted that the ACMSC plans to put together a list of possible replacement lights and a presentation will be held at the next meeting.

Next Meeting

The next meeting will be October 17, 2018.

With no further business, and on a motion by Rick Nye, seconded by Toni Paoello, and carried unanimously the meeting was adjourned at 6:40 P.M.

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

Board Meeting Procedures

Hello Baycrest residents,

We have a lot to discuss during our board meetings, so in order to streamline the meetings and keep our discussions on track I have initiated the following procedures.

1. Any new issues to be discussed at the board meeting must be put on the meeting agenda. To do this, an email must be sent to Aharon Weidner the Wednesday prior to the meeting outlining what you would like to discuss. Be prepared with information to support your issue, do your homework first. Feel free to call on a board member or our property manager for guidance/help. And, be prepared to take a leadership role in what you are proposing.
2. All discussions at the board meeting must be Baycrest related business only. Kindly refrain from discussing personal issues during the board meeting, have these discussions outside the meeting.
3. The board meeting will follow the agenda. All topics will be discussed first by the board members, when the board finishes their discussion, questions/ comments will be taken from the floor. Each person will have 3 minutes to speak and will not be called on again until all others who wish to speak have spoken. The second round will be one minute per comment. The board reserves the right to stop discussion after the second round.
4. New Business - New ideas to make Baycrest a better community are encouraged and can be discussed briefly during open discussion. However, please refer to item #1 to move forward with your suggestions.
5. If you have a concern that can't wait until the next board meeting please email Aharon Weidner and he will contact me or the appropriate board member if necessary. I will not conduct community business through personal email or telephone.

I look forward to serving the community.

Creighton Phillips
President, Baycrest BOD