

Bel Mare Landscape Committee Meeting Minutes

May 31, 2022, 4:00 PM

Present: Gigi Stolper, Karren Shupe, Joanne Peters, David Peterson (via zoom)

➤ Review of 2022 Projected Budget

G. Stolper distributed Landscape Committee Budget Packet (sent via email to Committee members in advance and distributed hard copies to attendees in person). Packet included:

- 1) Board Approved 2022 Budget signed 10-5-2021 by Mr. Grady
- 2) Spread Sheet – Actual 2020, 2021, 2022 Landscape Extras (supplied by Mr. Bencini)
- 3) Itemized 2021 Landscape Extras Actual Expenses (supplied by Mr. Bencini)
- 4) 2022 Budget Projection (Actual “Landscape Extra” expenses thru 5/31/2022 plus guestimates for balance of year (prepared by Ms. Stolper)
- 5) Invoices for 2022 “Landscape Extra” expenses thru 5/31/2022 (supplied by Mr. Bencini)
- 6) Proposals for Pending “Landscape Extra’ projects (supplied by P&L and Brown’s)
- 7) P&L 2022 Contract (current) (supplied by Ms. Giliberti)
- 8) White Diamond Contract (past) (supplied by Ms. Giliberti)

LC Committee members reviewed and discussed above documents. G. Stolper explained the Landscape Budget inclusive of 3 separate Cost Centers: 1) Landscape/Grounds (via contract established with P&L 1/27/2022); 2) Irrigation (via contract established with P&L 1/27/2022); 3) Landscape Extras (approved by Board in 10/2021 for 15K – the third year at same rate).

The Committee discussed “Landscape Extras” as a misrepresentation of the types of expenses that comprise this cost center. These expenses, e.g., inoculating palms, trimming dead branches of trees, mulching beds, planting annuals 2X in front, replacing dead plants, are not really “extra” or “optional.” They are essential services that are “extra” only because are not included in the base landscape grounds maintenance contracted scope of services. Committee recommends this should change in future contracts.

The Committee reviewed 2022 actual costs for “Landscape Extras” cost center to date and adjusted 2022 projected costs to better reflect actual higher hourly service rates charged by P&L, plus increased landscaping products costs (e.g. plants, mulch); and increased 2022 tree trimming charges by Browns based on received proposals. G. Stolper will make suggested revisions and circulate to Committee for review and approval.

➤ Discussion of 2023 Projected Budget

In preparation for Board process to develop Bel Mare 2023 budget, the Landscape Committee discussed 2023 budget expenses. G. Stolper informed Committee that Ms. Giliberti suggested an 8% contract increase for P&L maintenance contract for 2023. G. Stolper will prepare a draft

2023 Landscape Budget projecting 8% increases in general. She will circulate to LC for input and final approval.

➤ **Discussion of Palm Inoculations**

Committee discussed Board reluctance to approve inoculations of Bel Mare's Medjool Palm trees against disease as a preventative measure to keep healthy and alive, despite several emails from the Committee summarizing research and FSU Extension Arborist in favor of continuing this process (as has been done in past years) and the Committee's strong recommendation that inoculations of these palms continue. White Diamond used to charge \$35 per injection. Brown's proposed cost is \$125 per injection. Seems cost plus skepticism over inoculation efficacy in preventing disease are deterrents to Board approval. D. Peterson indicated he would reach out to White Diamond to see if they will do it at a lower cost than Brown's. The Committee agreed.

➤ **Discussion of Amenity Deck Replacement of Agave with Palm Trees**

Continued from previous Committee meeting discussions, the Committee re-affirmed its recommendation to replace the current Agave plants on the Amenity Deck with Christmas palms. The Committee is in unanimous strong agreement that current Agave plants are unsightly and do not reflect the "tropical resort" feel and design of the Amenity Decks. J. Ollsen is getting proposals for replacement with palms. Once in, the Committee will then present replacement request to the Board. Replacement request factored into 2022 LC Budget Projection.

Minutes by G. Stolper