

BAYTREE COMMUNITY ASSOCIATION MINUTES OF ANNUAL VM MEETING APRIL 12, 2021

Call to Order: The Annual Meeting was called to order by President, Wayne Huot at 1:02 p.m. The meeting was held via ZOOM video/teleconference.

Pledge of Allegiance was recited by all present

1. Roll Call: Board Members; Wayne Huot, Stephanie Knudson, Michael Sherbin and Nick Williams were in attendance. Jim Kenney and Paula Matthes were present representing Fairway Management.

Voting Members; Anita Moreano (Arundel), Christine Applegate (Hamlet), Sandy Schoonmaker (Kingswood), Thomas Harrison (Saddleworth), George Hazley (Turnberry) and Greg Scougall (Windsor) were present.

2. Proof of Meeting Notice – Mailed to all members on March 12, 2021 and posted at both gates within 48 hours of meeting.
3. Meeting minutes from the 2020 Annual Meeting of July 9, 2020 were approved by the board unanimously, no discussion.
4. Election of Board of Directors (2 seats open) – Arthur Hudson and Michael Sherbin were nominated for the board. No other nominations from the floor. Arthur introduced himself. No election was required. Mr. Hudson and Mr. Sherbin were placed on the board with two (2) year terms.
5. Motion to Adjourn the Annual Meeting of Voting Members made at 1:10 p.m. by Stephanie, second by Michael. Motion carried unanimously.

BAYTREE COMMUNITY ASSOCIATION
MINUTES OF ANNUAL MEMBER MEETING
APRIL 12, 2021

1. Call to Order of the meeting was made by Wayne Huot, Board President at 1:10 p.m. via Zoom video/teleconference.
2. Meeting minutes from the 2020 Annual Meeting of July 9, 2020 were approved by the board unanimously, no discussion.
3. Arthur Hudson joined the sitting board.
4. Officer's Annual Reports:
 - a. President-Wayne Huot welcomed the new board and looks forward to working together. The board will continue to work with the CDD on improvements.
 - b. Vice President-Phil Ruhlman was not in attendance.
 - c. Treasurer-Michael Sherbin reported that the budget is being following. Spending is under budget.
 - d. Secretary-Stephanie Knudson has been working on expanding the newsletter for communication purposes.
 - e. Director/ARC Liaison-Nick Williams thanked Paula from Fairway, Rick Brown and the ARC Committee for all their hard work in keeping the community up to standards.
5. Committee Reports:
 - a. ARC: Rick Brown stated that the Committee meets every other Monday, 8:30am at the Pavilion. Reviewed over 133 applications this past year. Several BPARC changes and additions made this past year to better clarify guidelines. Rick thanked the ARC Committee for all their hard work.
 - b. Social: Sue Frontera confirmed the Food Truck event is set for May 22, 2021 from 5-9pm at the Pavilion area. Postcards will go out and signs will be posted around the community. More events being planned for later in the year.
 - c. CDD: Jerry Darby reported that improvements continue. Next CDD meeting set for May 5, 2021.
6. Motion to Adjourn the Annual Meeting of the Members made at 1:21 p.m by Wayne, second by Michael. Motion carried unanimously.

**BAYTREE COMMUNITY ASSOCIATION
ORGANIZATIONAL MEETING OF
BOARD OF DIRECTORS
APRIL 12, 2021**

1. Call to Order. The Meeting was called to order by President, Wayne Huot at 1:22 p.m. The meeting was held Via ZOOM video/teleconference.

2. Proof of Notice of Meeting confirmed

3. Meeting minutes from the 2020 Organizational Meeting were approved by the Board unanimously, no discussion.

4. Election of Officers:

President – Wayne Huot (Wayne nominated himself, second by Stephanie. Motion carried unanimously)

Vice President – Stephanie Knudson (Stephanie nominated herself, second by Wayne. Motion carried unanimously)

Treasurer – Arthur Hudson (Stephanie nominated Arthur, second by Nick. Motion carried unanimously)

Secretary – Michael Sherbin (Wayne nominated Michael, second by Stephanie. Motion carried unanimously)

Director/ARC Liaison – Nick Williams (Stephanie nominated Nick, second by Wayne. Motion carried unanimously)

5. Appointment of Committees:

Stephanie motioned to keep existing committee chairs, second by Michael. Motion carried unanimously.

a. ARC: Rick Brown

b. Community Relations/Social Committee: Sue Frontera

c. Due Process: Nick Williams

d. Website: Richard Schoonmaker

e. Budget: Treasurer

6. Unfinished Business:

a. Discussed Seacoast Bank Capital Account. Michael Sherbin commented that the extra monies could be earning better interest in a 3-5 year account. Arthur to research options.

b. Stephanie suggested newsletter be sent via email as well as regular mail. Fairway to email future newsletters to all contacts, as well as regular mail. Discussed stopping regular mail at the end of the year and send via email only. Wayne made motion to change, Stephanie asked to table until later in the year. Nick agreed.

c. VM/AVM Luncheons-Wayne has held two meetings so far. They have been quite beneficial and successful. He will continue. Stephanie motioned to have Wayne reimbursed for all food costs, second by Michael. Motion carried unanimously.

7. New Business:

a. Piper Applegate presented environmental ideas for the board's consideration. It was suggested Piper present to the CDD as it would be on CDD property.

b. 975 Chatsworth yearly assessment is overdue. No communication received. Discussions took place, house is For Sale. Stephanie motioned to send to attorney for collections, second by Wayne. Motion carried unanimously.

c. Board voted to appoint Paul Panikowski as AVM for Windsor and Bernard Bryan as AVM for Chatsworth. Wayne made the motion, second by Stephanie. Motion carried unanimously.

d. Wayne reminded VMs to be sure to hold their neighborhood meetings and elections.

e. BOD voted to change BPARCS 4.6.4-C as proposed. Wayne motioned to approve, second by Michael. Motion carried unanimously.

f. Due process- no new violations up for fines currently.

8. Motion to Adjourn the Organizational Meeting of the Board made at 2:05 p.m by Wayne, second by Stephanie. Motion carried unanimously.