

# BAYTREE COMMUNITY ASSOCIATION MINUTES OF ANNUAL VM MEETING APRIL 11, 2022

Call to Order: The Annual Meeting was called to order by President, Robert Eksten at 1:00 p.m. The meeting was held at the Golf Clubhouse

Pledge of Allegiance was recited by all present, led by Nick Williams

1. Roll Call: Board Members; Robert Eksten, Jackie Curley, Art Hudson, Michael Sherbin and Nick Williams were in attendance. Jim Kenney and Paula Matthes were present representing Fairway Management.

Voting Members; Sue Frontera (Arundel), Maureen Ksiez (Balmoral), Bernard Bryan (Chatsworth), Christine Applegate (Hamlet), Sandy Schoonmaker (Kingswood), Thomas Harrison/Carolyn Finn (Saddleworth), April Simmons (Turnberry) and Paul Panikowski (Windsor) were present.

2. Proof of Meeting Notice – Mailed to all members on March 3, 2022 and posted at both gates within 48 hours of meeting.
3. Meeting minutes from the 2021 Annual Meeting of April 12, 2021, were approved by the board unanimously, no discussion.
4. Election of Board of Directors (3 seats open) – Jackie Curley, Robert Eksten and Nick Williams were nominated for the board. No other nominations from the floor. No election was required. Jackie, Robert, and Nick were placed on the board with two (2) year terms.
5. Motion to Adjourn the Annual Meeting of Voting Members made at 1:04 p.m. by Bob, second by Nick. Motion carried unanimously.

**BAYTREE COMMUNITY ASSOCIATION**  
**MINUTES OF ANNUAL MEMBER MEETING**  
**APRIL 11, 2022**

1. Call to Order of the meeting was made by Robert Eksten, Board President at 1:04 p.m.
2. Meeting minutes from the 2021 Annual Meeting of April 12, 2021 were approved by the board unanimously, no discussion.
3. Board remained seated
4. Officer's Annual Reports:
  - a. President-Robert Eksten presented the attached President's Report.
  - b. Vice President-Jackie Curley looking forward to using her skills to work hard for Baytree Community.
  - c. Treasurer-Arthur Hudson presented the attached Treasurer's Report and Budget Committee Report.
  - d. Secretary-Michael Sherbin stated that the meeting notes/minutes are on the website.
  - e. Director/ARC Liaison-Nick Williams oversees the ARC process and Violation process. His goal is to be consistent and fair.
5. Committee Reports:
  - a. ARC: Nick reported for Rick Brown who could not attend. The Committee meets every other Monday, 8:30am at the Pavilion. ARC is going well except for new residents not following the Deed Restrictions. Nick asked the Voting Members to get the word out.  
  
Nick presented the ARCs proposed addition to the B-PARCS, Section 2.22 Driveways to keep with the guidelines to have driveways stay the same form and stay within the footprint of the house. See attached. Discussions took place. Nick motioned to approve, second by Jackie. Motion carried unanimously.
  - b. Social: Sue Frontera reported the recent event was a success and the weather was perfect. Next event scheduled for May 14, 2022, from 12noon-3pm. Asked that VMs share the event info to all residents. Looking to schedule another event more children focused in June.
  - c. CDD: Janice Hill reported that contract signed for 3 years for Holiday Lights. Thanked BCA for contributing \$4k. Playground equipment ordered and due in by end of June. The board voted against a dog park as they felt there was no room, and a nice one on Murrell Road. Residents need to make an extra effort to pick up after their dogs, bags found behind neighborhood monuments. Please be considerate plus it is the law. Board did not vote to place speed humps in Balmoral as they found there was not enough traffic, and it is a dead end. Discussing the 2023 budget and going to have a study for the roads and lake fronts. Next CDD meeting set for May 4, 2022, at the Golf Clubhouse.
6. Board remained seated.
7. Unfinished Business: None

8. New Business:

- a. VMs/AVMs asked to share important information with all residents.  
\*Neighborhood elections  
-Turnberry elections – April Simmons new President/Voting Member.  
-Maureen Ksiez new Balmoral AVM  
-Phil Dore new Windsor AVM
- b. Discussed getting a second sign for the front gate. To be used for social events and important BCA information. Mike Sherbin to research, same size, to be placed on the resident side of front gate. CDD gave verbal approval, would need an Agreement between CDD and BCA, and BCA would be required to maintain.
- c. Overnight parking on the road. Discussions took place. Jim pointed out that the roads in Baytree are not private, they are County roads. Would need to consult the Attorney if this rule is enforceable. Sheriff would enforce blocking the sidewalk and parked facing the wrong direction. But probably would not enforce overnight parking on the street. Jim suggested homeowners call the non-emergency number to report. Jan mentioned that the CDD was considering hiring a night patrol to enforce the overnight parking, which is 2am-7am. Nick motioned to investigate options with Jackie, second by Mike. Motion carried unanimously.
- d. 8031 Daventry has not paid 2022 assessment. Board asked Fairway to research if the homeowner received the notice, confirm we have the correct mailing address, etc. Paula to research.
  - e. Due Process: Discussed fines at 2 properties. The board decided not to impose fines.

9. Jackie brought up how Isles of Baytree have a limit that new owners cannot lease their homes for one year from purchase. Discussions took place. Nick and Jackie will consult with Attorney on this along with the overnight parking.

10. Motion to Adjourn the Annual Meeting of the Members made at 2:30 p.m by Mike, second by Jackie. Motion carried unanimously.

**BAYTREE COMMUNITY ASSOCIATION  
ORGANIZATIONAL MEETING OF  
BOARD OF DIRECTORS  
APRIL 11, 2022**

1. Call to Order. The Meeting was called to order by President, Robert Eksten at 2:31 p.m.
2. Proof of Notice of Meeting confirmed
3. Meeting minutes from the 2021 Organizational Meeting were approved by the Board unanimously, no discussion.
4. Election of Officers:

President – Robert Eksten (Jackie nominated Bob, second by Mike. Motion carried unanimously)  
Vice President – Jackie Curley (Nick nominated Jackie, second by Bob. Motion carried unanimously)  
Treasurer – Arthur Hudson (Jackie nominated Art, second by Nick. Motion carried unanimously)  
Secretary – Michael Sherbin (Jackie nominated Mike, second by Bob. Motion carried unanimously)  
Director at Large – Nick Williams

5. Appointment of Committees:  
Nick motioned to keep existing committee chairs, second by Jackie. Motion carried unanimously.
  - a. ARC: Rick Brown
  - b. Budget: Board Treasurer
  - c. By-Laws: Board Secretary
  - d. Due Process: Nick Williams
  - e. Nominations: Board of Directors
  - f. Community Relations/Social Committee: Sue Frontera
  - g. Professional Review: Board President
  - h. Newsletter: Maureen Ksiez
  - i. Website: Richard Schoonmaker
6. Motion to Adjourn the Organizational Meeting of the Board made at 2:35 p.m by Art, second by Mike. Motion carried unanimously.

## PRESIDENT'S REPORT - April 11, 2022

Our Annual Meeting is a time to reflect on the past year and to take a look ahead.

As for the past year, I'm sure we'd all agree that BT remains a great place to call home! Well maintained homes & landscaping continue to keep our property values high. And, our social events at the Pavilion along with our recreational facilities have been enjoyed by many residents. This past year, btw, the BCA contributed \$33K to help build the new playground equipment (CDD says building will start in June) as well as contributing \$4K to help pay for our holiday lighting around BT.

For the coming year, we look to continue and build upon our position as a Premier Community within Brevard. To do that, we all need to understand three things:

1. Understand the obligations we all signed onto when we purchased our homes here.
2. Understand that fulfilling these obligations (Deed restrictions, Covenants, By-Laws, ARC requirements, etc.) benefits all of us. OR, if not adhered to, hurts all of us.
3. Understand that the BCA has a fiduciary responsibility to each homeowner to protect and enhance your property values AND the quality of life for residents to enjoy.

Fortunately, the vast majority of us do understand this and act accordingly. But, not all. Thus, we as Board members and those here who are VM's and AVM's need to work together to do the right things to keep BT the community we are proud to call home.

Bob Eksten



**BAYTREE COMMUNITY ASSOCIATION  
BOARD MEETING APRIL 11, 2022  
TREASURER'S FINANCIAL REPORT**

This financial report is based on the three-month period ending March 31, 2022.

- **Profit and Loss/Budget Performance**

- Income for the period totaled \$45,498.33 compared to a budget of \$49,744.97 resulting in an underrun of \$4,246.64. This underrun is the net of favorable variances in Late Fee Income, ARC Fee Income, Due Process Income and Interest Income offset by an underrun in Prior Year Cash Income.
- Expenses for the period totaled \$9,044.57 compared to a budget of \$12,425.99 resulting in an underrun of \$3,381.42. Expense accounts contributing to this underrun are Accounting, Supplies/Decoration, Miscellaneous and Info Link expense.
- Net income for the period totaled \$36,453.76 resulting in an underrun of \$865.22. This underrun is the net affect of the underrun in Income offset by the underrun in expenses.

- **Balance Sheet**

- Operating Account = \$61,850.49 and Money Market Account = \$27,067.72 totaling \$88,918.21. This represents an increase in cash of \$12,503.72 since December 31, 2021 and a decrease of \$438.05 since the last Board meeting.
- Accounts Receivable at March 31, 2022 stands at \$4,509.06 which is net of resident over payments totaling \$425.94.
- Accounts Payable stands at \$880.36 which represents expenses booked for the period to be paid in a future period.
- Other Current Liabilities remains at \$50.00 and represents ARC deposits.

In summary the BCA continues to maintain a strong balance sheet, a solid cash position and good performance to budget.

This report was presented to the Baytree Community Association Board of Directors at its annual meeting held on April 11, 2022.

BAYTREE COMMUNITY ASSOCIATION  
ANNUAL BUDGET COMMITTEE REPORT

A Baytree Community Association budget workshop was held on November 15, 2021 and was attended by Fairway Management, the BCA Treasurer and several Baytree VM'S. Fairway Management presented a proposed 2022 budget and after some discussion and a few minor changes it was agreed that the proposed budget was acceptable and should be forwarded to the full Board for approval.

The full Board approved the budget as presented at it's regularly scheduled meeting on December 6, 2021.



BAYTREE COMMUNITY ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE

April 11, 2022

PROPOSED ADDITION TO THE B-PARCS 2.22 DRIVEWAYS

ADD 2.22 “D”

Driveway Expansion: Driveways may not be expanded further than the front footprint of the garage for front loading garages or the front footprint of the home for side loading garages.

E. No concrete, gravel, brick, pavers or any other material is allowed from the exterior garage wall to the street for homes with side loading garages.

F. The form of the present driveway may not be changed.