

BAYTREE COMMUNITY ASSOCIATION MINUTES OF ANNUAL VM MEETING APRIL 26, 2019

Call to Order: The Annual Meeting was called to order by President Wayne Wilkerson at 1:00 p.m. on April 26, 2019. The meeting was held at Baytree Golf Links Clubhouse Meeting Room.

Pledge of Allegiance was recited by all present

1. Roll Call: Board Members Wayne Wilkerson, Phil Ruhlman, Janice Hill and Richard Mather were in attendance. Susan Hodggers was absent. Jim Kenney was present representing Fairway Management.

Voting Members; John Geiger (Arundel), Jerry Darby (Balmoral), Sidney Crouch (Hamlet), Sandy Schoonmaker (Kingswood), and Sue Kirwan (Turnberry) and Michael Sherbin (Windsor) were present. Chatsworth and Saddleworth were not represented.

2. Proof of Meeting Notice – Mailed to all members on April 8, 2019 and posted at both gates.
3. Meeting minutes from the 2018 Annual Meeting of April 13, 2018 were approved by the board unanimously, no discussion.
4. Election of Board of Directors – Phil Ruhlman and Wayne Wilkerson were nominated for the board. With no other nominations, no election was required.
5. Motion to Adjourn the Annual Meeting of Voting Members made at 1:06 p.m.

BAYTREE COMMUNITY ASSOCIATION
MINUTES OF ANNUAL MEMBER MEETING
APRIL 26, 2019

1. Call to Order of the meeting was made by Wayne Wilkerson, Sitting Board President at 1:06 p.m. at the Baytree Golf Links Clubhouse Meeting Room.
2. Proof of Notice of the Meeting confirmed
3. Meeting minutes from the 2018 Annual Meeting of April 13, 2018 were approved by the board unanimously, no discussion.
4. Officer's Annual Reports:
 - a. President, Wayne Wilkerson verbally presented the President's Annual Report attached.
 - b. Vice President, Phil Ruhlman had nothing to report. Thanked the CDD for the pavilion.
 - c. Treasurer, Janice Hill verbally presented the Treasurer's Annual Report attached.
 - d. Director, Richard Mather thanked the ARC committee for their hard work, and advised of changes coming from the ARC. Richard went over the ARC and Due Process committees.
5. Committee Reports:
 - a. CDD – Jerry Darby reported that the next CDD meeting is May 1, 2019. Jason Showe has resigned, and George Flint is taking over. The items that will be discussed include; security issues, paving project, electronic signs at the gates, pool pass system upgrade to include the tennis courts and painting of light poles. Road striping to be done in the next month. Grinding of sidewalks has begun. Tennis courts should be done by mid-May. FPL to replace street lights with LED and paint their poles.
 - b. Isles of Baytree – Joanne reported that a resident was struck and killed by a golf cart while walking in the neighborhood. Awaiting the police report. Hoping to work with the golf course to make the crossings safer.
6. Motion to Adjourn the Annual Meeting of the Members made at 2:01 p.m.

**BAYTREE COMMUNITY ASSOCIATION
ORGANIZATIONAL MEETING OF
BOARD OF DIRECTORS
APRIL 26, 2019**

1. Call to Order. The Meeting was called to order by the Sitting President, Wayne Wilkerson at 2:01p.m. The meeting was held at Baytree Golf Links Clubhouse Meeting Room.
2. Proof of Notice of Meeting confirmed
3. Meeting minutes from the 2018 Organizational Meeting were approved by the Board unanimously, no discussion.
4. Election of Officers:

Voting members discussed removing Susan Hodgers from the board. Michael Sherbin motioned to remove Susan without cause, second by Jerry Darby. Motion carried unanimously.

- a. President – Wayne Wilkerson
- b. Vice President – Phil Ruhlman
- c. Treasurer – Janice Hill
- d. Director/ARC Liaison – Richard Mather

5. Appointment of Committees:

All nominations accepted, appointment of committee chairs motioned and seconded as follows:

- a. Architectural Review (ARC) – Rick Brown
- b. By-Laws – Phil Ruhlman
- c. Community Relations – needed
- d. Due Process (DPC) – Rick Brown
- e. Nominating – Board of Directors
- f. Newsletter – vacant, pending replacing magazine
- g. Website – Richard Schoonmaker
- h. Professional Review – Wayne Wilkerson
- i. Budget – Janice Hill

7. New Business:

- a. Proposed amendment to the B-PARCs by ARC Chair-Rick Brown. Sections 2.2 and 2.10. Discussions had. Richard motioned to approve the revisions, second by Jan. Motion carried unanimously. Revision attached.
- b. Security Committee – Consists of Jerry, Jan, Richard. Jerry reported 13 issues listed to be discussed with the CDD. List attached.
- c. Richard motioned to elect Anita Moreano as Arundel Voting Member, second by Jan. Motion carried unanimously.
- d. Violations and fining:
 - 320 Baytree – Clean roof. \$50 fine/day motioned by Richard, second by Phil. All in favor, no discussions.
 - 329 Sandhurst – Clean sidewalk. \$50 fine/day motioned by Richard, second by Jan. All in favor, no discussions.

8. Questions from the floor:
 - a. Kurt Schaedel/328 Sandhurst – Loves Baytree and offered to volunteer if the board needs.
 - b. John Simms/317 Sandhurst - Asked the board to look into contracting to have the lawns and landscaping done through the Association.
 - c. Mike Windom/7983 Bradwick - Asked if there was any news about the golf course. Wayne reported that they have made improvements. The course is profitable and not in bankruptcy. The course is not for sale but would consider an offer with financial proof.

9. Motion to Adjourn the Organizational Meeting of the Board made at 3:14 p.m.

Prepared by:
Paula Matthes, LCAM
Fairway Management