

BAYTREE COMMUNITY ASSOCIATION MINUTES OF ANNUAL VM MEETING APRIL 29, 2016

Call to Order: The Annual Meeting was called to order by President Wayne Wilkerson at 3:00 p.m. on April 29, 2016. The meeting was held at Baytree Golf Links Clubhouse Meeting Room.

Pledge of Allegiance was recited by all present

Board Members Wayne Wilkerson, David Taylor, and Phil Ruhlman were present at the Meeting. Board Members Janice Hill and Darrell Goolden were absent. Tina Goins was present representing Fairway Mangement.

Voting Members Sara Kodsi (Arundel), Ernie Gault (Balmoral), Al Feucht (Chatsworth), Sandy Schoonmaker (Kingswood), Joy Morgan (AVM Saddleworth) Mary Corcoran (AVM Turnberry) and Jeanne Sanford (AVM Windsor) were present. Timothy Ferris (Hamlet) was not present. A quorum was established.

1. Meeting Notice – Notice of the Meeting was given pursuant to Florida Statutes.
2. A Motion was made and seconded and carried by unanimous vote to approve Minutes of the below Meetings:
 - Annual Meeting Minutes April 29, 2015.
3. Election of Board of Directors - Janice Hill and Richard Mather were elected to the board.
4. Questions from the Floor regarding landscaping at entrance to Baytree/Kingswood and bordering back of SCCU building. It was suggested that members and VMs attend the CDD Meeting next week as Commissioner Kurt Smith will be attending. Sandy Schoonmaker also suggested members send communications to the Commissioner regarding this issue. Various other questions were presented to the Voting Members. Request was made that when we received an estoppel we notify the VM's as to someone moving into the neighborhood and what address.
5. Motion made, seconded and carried unanimously to adjournment the Annual Meeting of Voting Members. Adjournment at 3:20 p.m.

BAYTREE COMMUNITY ASSOCIATION
MINUTES OF ANNUAL MEMBER MEETING
APRIL 29, 2016

Call to Order of the meeting was made by Wayne Wilkerson, Sitting Board President at 3:25 p.m. at the Baytree Golf Links Clubhouse Meeting Room.

1. Newly Elected Board Member, Richard Mather, was asked to come forward and join the Sitting Board
2. Officer's Annual Report
3. President Report – Wayne Wilkerson. Initiatives set forth by Board Members since last board meeting, all initiatives have been accomplished
 - a. Resolution of Homeowners files to current files and turned over to Fairway Management. All confidential information was shredded.
 - b. Disposition of funds collected and kept in escrow for fees and deposits in excess of \$60,000. All those funds whether, Builder developer or homeowner have been returned where possible.
 - c. Better process and procedures for ARC. Thanks to Sandy Schoonmaker and her committee for making the ARC run more smoothly.
 - d. Communication between VMS, Board Members, CDD and membership has significantly improved. Infolink now has 500 people signed up for system.
 - e. Feasibility Study for Pavilion project at the end of the Old Tramway in Balmoral Park.
4. Committee Reports –
 - a. ARC Committee – Sandy Schoonmaker. Sandy thanked all the current ARC members. Meetings to be held every other Monday to conform to 14-day deadline. Color book has been created of Sherwin Williams Colors. In the process of having additional copies of color book made and distributed to Voting Members. Issues have been identified with Oak Trees and problems they have created with sidewalks, driveways, pools, etc. Possibly set up workshops to deal with the issue of landscaping specifically oak tree removal.
5. Bylaws- Phil Ruhlman gave a brief statement. Nothing has been changed with Bylaws.
6. Community Relations – Short report from CDD. Announced meeting for following Wednesday and encouraged people to show up.
7. 25 residents signed up for CPR class.
8. Nominating Committee. David Taylor. Need better outreach
9. Newsletter Committee – Wayne Wilkerson. Suggested people email him with any information for the newsletter.
10. Website Committee- Tina Goins. Richard Schoonmaker and I will be refreshing website for content, etc. Richard has agreed to continue as webmaster.
 - a. Approval of Minutes of Last Meeting done by vote during VM Annual Meeting as reflected in Minutes.
 - b. Adjournment of meeting at 3:45 P.M.

**BAYTREE COMMUNITY ASSOCIATION
ORGANIZATION MEETING OF
BOARD OF DIRECTORS
APRIL 29, 2016**

Call to Order. The Meeting was called to order by the Sitting President, Wayne Wilkerson. The meeting was held at Baytree Golf Links Meeting Room AT 4 P.M.

1. Discussion ensued continued from the Annual Meeting of the General Membership regarding the below referenced committees. It was Moved, seconded and unanimously voted that the committee nominations from last year will remain for the committees listed below.
 - a. Architectural Review (ARC) – Sandy Schoonmaker
 - b. By-Laws – Phil Ruhlman
 - c. Community Relations – Janice Hill
 - d. Due Process (DPC) – Fairway Management and Virginia List
 - e. Nominating – David Taylor
 - f. Newsletter – Wayne Wilkerson
 - g. Website – Richard Schoonmaker and Phil Ruhlman
 - h. Professional Review – David Taylor
 - i. Budget – Janice Hill

Motion was made by Wayne Wilkerson, and seconded and unanimously carried to form a Committee to conduct a feasibility Study for the funding and building of a Pavilion at the end of Old Tramway in Balmoral Park. Committee Members are Jan Hill and Tina Goins. Open discussions ensued regarding the Pavilion Project and feasibility.

Election of Officers motion made and seconded to continue the officers in the positions they held last year's

Wayne Wilkerson – President
Jan Hill – Treasurer
Phil Ruhlman – Secretary
David Taylor – Vice President

A motion was made and seconded to appoint Richard Mather to be the Board Liaison to the ARC.

A motion was made, seconded and carried to approve the minutes for the previous Board meeting held on March 8, 2016.

2. Motion made, seconded and carried to Adjourn the Organization Meeting. Adjournment at 4:30 p.m.