

Baytree Community Association Inc.
C/o Fairway Management,
1331 Bedford Dr., Suite 103
Melbourne, FL 32940
(321)777-7575

Board of Directors Meeting Minutes
February 24, 2020
Baytree Golf Clubhouse

Called to Order- Meeting was called to order by the President, Wayne Wilkerson, at 12:00pm. The Chair led the group in the Pledge of Allegiance to the United States of America.

- 1. Roll Call-** Quorum of Directors Present: Wayne Wilkerson, Janice Hill, and Phil Ruhlman. Richard Mather was present by phone. Jim Kenney present from Fairway Management.
- 2. Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
- 3. Approval of Minutes-** Phil motioned to approve the minutes from the December 6, 2019 Board Meeting, second by Jan. Motion carried unanimously.
- 4. Reports of Officers:**
 - a. President - No report, will discuss in new business.
 - b. Vice President - No report
 - c. Treasurer - Jan reviewed the financial report (attached).
 - d. Director - No report
- 5. CDD Update –**
 - a. Mel Mills reported that the CDD is preparing an RFQ to hire a new engineering company. Golf carts are to yield to vehicles on the roads. Old landscape being cleared out and new will be in by next week. Guardhouse was painted inside, hadn't been since built. Speed humps were a topic at their last meeting, and preliminaries were taken with speed limit cords for approximately 36 hours. Various areas were monitored and high percentages of speeding was reported.
 - b. Jerry Darby reviewed the results of the Recreation Area Survey. Results can be viewed on the CDD website. CDD will hold a board workshop on March 23rd at 10am.
- 6. VM Reports –**
 - a. Arundel – Anita Moreano present – No report
 - b. Balmoral – Jerry Darby discussed the coyote situation. No incidents, so no action yet.
 - c. Chatsworth – Not present
 - d. Hamlet – Sidney Crouch resigned.
 - e. Kingswood – Sandy Schoonmaker present – No report
 - f. Saddleworth – Not present
 - g. Turnberry – Arlova Allen reported an issue with a property. Fairway Management to research and follow-up.

- h. Windsor – Mike Sherbin reported that he had several new homeowners he has met and welcomed. Windsor is going to stay as one neighborhood and not divide.
- 7. ARC Report** – Joy Morgan discussed some issues with the board. The ARC feels there is a lack of communication from the board to the homeowners. Discussions were had about the email blasts, InfoLink messages, previous newsletter and previous magazine. Mel suggested maybe linking with CDD to do a quarterly notice.
- 8. Isles of Baytree** – Joann Wagner mentioned that it has been almost a year since the golf cart incident. A monument has been placed and the homeowners are maintaining the area where the accident took place. That crosswalk still needs stop signs installed. Their annual meeting is in April.
- 9. Unfinished Business** – None.
- 10. New Business** -
- a. Wayne/Jan found that the BCA could not donate to Abbie Wathen, but asked the community to consider donating. Paula to share the GoFundMe link. Joy suggested a golf tournament.
 - b. Wayne requested Sue Frontera be nominated to the Social Committee. Jan motioned to accept, second by Phil. Motion carried unanimously. Sue’s first event is a group trip to board the Victory Casino Cruise on March 21, 2020 (11am cruise). Minimum of 20 people to attend and transport by bus. Wayne asked the board to approve up to \$500 to the Social Committee for transportation to this event. Phil motioned to accept, Jan second. Motion carried unanimously.
 - c. Chatsworth needs a new VM. Wayne asked Mel, who will supply some names to Wayne.
 - d. The board has a candidate (Mike Sherbin) to fill a board position. They decided to defer until the annual meeting on April 10th.
 - e. Due Process: Eight properties were considered for fining who have not come into compliance:
 - 8146 Andover – Clean sidewalk. Richard motioned to fine \$50/day, second by Phil. Motion carried unanimously.
 - 555 Ashwell – Clean sidewalk and driveway. Richard motioned to fine \$50/day per violation, second by Phil. Motion carried unanimously.
 - 462 Birchington – Paint house, clean sidewalk. Phil asked if ARC was submitted, confirmed. Phil motioned to fine \$25/day for paint, and \$50/day for sidewalk. Second by Richard. Motion carried unanimously.
 - 7977 Bradwick – Remove weeds in landscape. Phil motioned to fine \$50/day, second by Richard. Motion carried unanimously.
 - 8001 Daventry – Store bricks and other items, from view. Phil motioned to fine \$25/day, second by Jan. Motion carried unanimously.
 - 8051 Daventry – Clean sidewalk. Jan motioned to fine \$50/day, second by Richard. Motion carried unanimously.
 - 8005 Duncastle – Remove weeds on right of driveway. Richard motioned to fine \$50/day, second by Phil. Motion carried unanimously.
 - 8033 Kingswood – Remove items on right, from view. Richard motioned to fine \$25/day, second by Jan. Motion carried unanimously.

11. Items from the Floor-

- a. Mel stated that the CDD would like to remind homeowners that you cannot cut into the conservation area. That area is trimmed up to the property line. Homeowners can trim anything that comes over the property line, but not past that.
- b. Complaint about the landscape condition of home on Compton. Wayne and Paula commented that it is on the list.
- c. Discussions had about the noise and light pollution caused by the new speed humps.
- d. Discussions had about parking on the street, and limited space and visibility on Old Tramway. Vehicle parked on Baytree Drive has expired plates. Fairway to address.

12. Adjournment- Being no other business before the Board, meeting was adjourned at 1:27 pm.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management