

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

Board of Directors Meeting Minutes
March 10, 2023, at 1pm
Golf Clubhouse

1. **Called to Order-** Meeting was called to order by the President, Robert Eksten, at 12:59pm.
2. **Roll Call-** Quorum of Directors Present: Jackie Curley, Robert Eksten, Arthur Hudson, Nick Williams and Roma Zimmerman present. Tom Dillon present from Fairway Management.
3. **Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
4. **Approval of Minutes-**Art noted one correction, Jackie motion to approve the February 13, 2023 meeting minutes with the correction, second by Nick. Motion carried unanimously.
5. **New Business** – 8210 Compton – Homeowner appeal fine for unauthorized vehicle. Mariska Absil-Mills attended. Mariska presented to the Board a timeline of her medical issues which began in March 2022 when diagnosed with Stage 4 gallbladder cancer. She stated that they did try to sell the vehicle and was finally successful in December. She has had 5 operations and accumulated high medical bills. Now her husband is dealing with medical issues which will incur more medical bills.

Paula presented the timeline of violation, attached.

The Board asked Mariska some clarifying questions. Including how she would like the Board to resolve this fine. Mariska commented that she would like to donate \$500 to Habitat for Humanity in lieu of the \$2,000 fine. The Board did not accept.

The Board discussed options and Bob proposed a payment arrangement to include a reduction in fine to \$1,000 due, in full, within six months. If the full amount of \$1,000 is not paid by September 10, 2023 the fine will revert back to the full fine amount of \$2,000. Roma made a motion to approve Bob's proposal, second by Art. Motion in favor of payment agreement passes (Jackie abstained).

6. **Items from the Floor** – Bob announced that he had received calls from a representative looking to have the Baytree Community sign an agreement for bulk services through Spectrum. Bob denied the offer stating it was not advantageous to the community.
7. **Adjournment-** Being no other business before the Board, meeting was adjourned at 1:31pm.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management

8210 Compton – Mills

Violation of Unauthorized vehicle

5/9/22 – First notice sent

6/3/22 – Second/Final notice sent

7/11/22 – Board referred to Code Enforcement

7/18/22 – Code Enforcement ran the vehicle and found it was registered in another state, however, they would not enforce this type of violation

7/19/22 – New first sent to include the vehicle does not have current registration

9/1/22 – Second/Final notice sent

Early October – Registration placed on vehicle

10/17/22 – Board voted to impose fining of \$50/day for unauthorized vehicle

10/17/22 – Fining notice sent

11/1/22 – Fining began

12/10/22 – Fining ended at \$2,000 max

12/14/22 – Invoiced owner for 40 days (11/1/22-12/10/22) at \$50/day=\$2,000.00

Early January – Owner visited Fairway to question the violation fine, stating she did not receive the prior notices. She had been in cancer treatment. She claimed the vehicle is just a box truck, however, she did admit the vehicle had a bed. She stated that she would like to appeal to the Board and was told to send her request in writing. Then the vehicle was removed from the property.

1/11/23 – Owner email received requesting an appeal to the Board

2/13/23 – Board to hear owner's appeal (Owner did not show up)

2/15/23 – Owner email asking to reschedule the appeal

Board meeting set for March 10, 2023 to hear appeal