

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

Board of Directors Meeting Minutes
July 18, 2022 at 9am
Baytree Pavilion

1. **Called to Order**- Meeting was called to order by the President, Robert Eksten, at 8:58am.
2. **Roll Call**- Quorum of Directors Present: Robert Eksten, Jackie Curley, and Arthur Hudson present. Michael Sherbin and Nick Williams absent.
3. **Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
4. **New Business** -
 - a. Proposed revision to B-PARCs Section 2.6 Lighting. Discussed the wording. Art motioned to approve, second by Jackie. Motion carried unanimously.
5. **Adjournment**- Being no other business before the Board, meeting was adjourned at 9:07am.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management

BAYTREE COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE

PROPOSED ADDITION TO B-PARCS
SECTION 2.6 LIGHTING

Proposed change: The existing B-PARCS 2.6 becomes 2.6A and reads:

Landscape up-lighting shall be subject to approval by the ARC. The up-lighting may illuminate the front face of the home or significant landscape features. All exterior lighting is to be installed in such a manner as to not cause distraction, nuisance or to be unsightly. It should convey a warm, inviting atmosphere and aid in providing nighttime security. Care is to be taken in placing and selecting fixtures. Spotlights are to be concealed from direct view and be directed to avoid light spill onto adjacent property.

Proposed additions:

2.6 B Any new or changes to existing exterior lighting (soffit, landscape, sconce, trim, etc.) must be approved by the ARC. Such lighting must be white in color (colors such as red, orange, yellow, green, blue, or others are not allowed) and not subject to computer and/or music programming.

2.6C Strip lights outlining the home structure are not allowed except for seasonal Christmas or holiday lighting as specifically contained in Chapter 13.21.6 of the Covenants.