

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

Board of Directors Meeting Minutes
August 14, 2023, at 9:30am
Pavilion

1. **Called to Order-** Meeting was called to order by the President, Robert Eksten, at 9:29am.
2. **Roll Call-** Quorum of Directors Present: Jackie Curley, Robert Eksten, Arthur Hudson, and Roma Zimmerman. Nick Williams absent.
3. **Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
4. **Approval of Minutes-**Jackie motioned to approve the June 7, 2023, meeting minutes, second by Roma. Motion carried unanimously.
5. **New Business –**
-Due Process:
 - 8210 Compton – Weeds in grass. Discussions took place and the Board agreed to pursue self-help as Mel advised both owners are in hospice in Tampa and the daughter is traveling there and back daily. Board showing compassion does not want to fine, at this time.
 - 8173 Old Tramway – Clean sidewalk. Jackie motioned to fine \$25/day, second by Art. Motion carried unanimously.
 - 400 Berwick – Repair/remove tarp. The Board discussed the roof issues and reviewed the owners request and attorney email to consider an extension. Art motioned to fine \$50/day if ARC application for the tarp is not received and tarp is not repaired or replaced, second by Jackie. Motion carried unanimously. The Board is also requiring an ARC application for the roof replacement and signed contract be submitted by 12/31/23.
6. **Adjournment-** Being no other business before the Board, meeting was adjourned at 10:10am.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management