

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

Board of Directors Meeting Minutes
October 17, 2022 at 9:00am
Pavilion

1. **Called to Order-** Meeting was called to order by the President, Robert Eksten, at 8:55am.
2. **Roll Call-** Quorum of Directors Present: Robert Eksten, Jackie Curley, Arthur Hudson, Michael Sherbin and Nick Williams.
3. **Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
4. **Approval of Minutes-** Board reviewed the meeting minutes from the August 8, 2022 meeting. Jackie motioned to approve, second by Nick. Motion carried unanimously.
5. **New Business** -
 - a. Discussions regarding Pavilion reservations and cancellations. Nick motioned to include a cancellation clause to the rules that requires 48 business hours notice to be refunded. Second by Art. Motion carried unanimously.
 - b. Proposed B-PARCs additions to Section 2.23 regarding Exterior Colors. Jackie motioned to approve the additions, second by Mike. Motion carried unanimously.
 - c. Due Process:
 - 945 Chatsworth-Items being stored on left side of house. Discussed the issue with items not visible from the road. Agreed to inspect on foot, as allowed by the governing documents. Jackie motioned to fine \$25/day, second by Nick. Motion carried unanimously.
 - 8210 Compton-Unauthorized vehicle on property. Nick motioned to fine \$50/day, second by Jackie. Motion carried unanimously.
 - 345 Baytree-Landscape rocks were placed. Violation closed.
 - d. First board meeting for 2023 set for Monday, February 13, 2023 at 1pm
6. **Items from the Floor-** Maureen advised that the deadline to get articles submitted for the Newsletter will be early due to the Thanksgiving holiday. Have all items submitted by 11/11/22. Thank you Sue for another great event! No fishing allowed at the lake off Balmoral. Stop leaving dog poop bags by the Balmoral sign.
7. **Adjournment-** Being no other business before the Board, meeting was adjourned at 9:40am.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management