

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 11, 2022 at 1pm  
Golf Clubhouse

1. **Called to Order-** Meeting was called to order by the President, Robert Eksten, at 1:00pm.
2. **Roll Call-** Quorum of Directors Present: Robert Eksten, Jackie Curley, and Arthur Hudson present. Michael Sherbin and Nick Williams absent. 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-**Jackie motioned to approve the February 14, 2022 meeting minutes, second by Art. Motion carried unanimously.
5. **Reports of Officers:**
  - a. President – See attached report submitted by Bob.
  - b. Vice President – Jackie asked that if homeowners see a violation to report it to Fairway Management.
  - c. Secretary – No report
  - d. Treasurer – See attached reports submitted by Art.
  - e. Director – No report
6. **CDD Update** – Mel Mills reported that the fountain at the entrance has been fixed. The lights are out as the electrical boxes are rusted and will be repaired by the end of August. The irrigation pump at entrance was repaired. Signs were installed at lakes as required for No Trespassing and No Fishing. Playground is complete and Open. Gate arms at the back entrance have been breaking a lot and after research found golf carts have been purposely ramming them. CDD has done sidewalk grinding throughout the community. They are bidding out for road sealing which will be more cost effective. Next CDD Workshop 7/12, Next BOD meeting in August.
7. **VM Reports –**
  - a. Arundel – Sue Frontera/VM present. Anita resigned and Sue to be VM, Kim Engle to be AVM. Art motioned to accept, second by Jackie. Motion carried unanimously.
  - b. Balmoral – Dee Waldron/VM present. No report.
  - c. Chatsworth –Bernard Bryant/VM present. Bernard is receiving complaints of dog poop on homeowner properties.
  - d. Hamlet – Christine Applegate/VM not present.
  - e. Kingswood – Sandy Schoonmaker/VM present. No report.
  - f. Saddleworth – Tom Harrison/VM present. Fireworks on 7/4 discussed. County allows fireworks on July 4, New Years Day and New Years Eve. Board advised homeowner to call the Sheriff's office with complaints of Fireworks.
  - g. Turnberry – April Simmons/VM present. As of 8/1/22 Fairway Management to handle all Turnberry business.
  - h. Windsor – Paul Panikowski/VM not present.

## 8. Committee Reports

- ARC - Rick Brown reminded everyone that the ARC meets every other Monday at 8:30am at the Pavilion, or at the Clubhouse if weather requires. Proposed Amendment to BPARCs, Section 2.6 Lighting was tabled with input from the board on wording. Rick to revise. Flags were discussed and Rick will research more.
- Social – Sue reported that the Reptile Event was successful, thank you to all who attended. Next event-Sunday, 10/16/22 scheduling Char Good/Violinist to perform 2-4pm, Food Trucks. Planning a Holiday Event 12/10/22, 12-4pm, DJ, Food Trucks, Kids activities.
- Newsletter – Maureen Ksiez reported to Fairway the issue with quality from the June newsletter. Higher quality paper to be used for future newsletters. Please have all articles for the September newsletter turned in as early as possible, but no later than 8/19/22.

9. **Isles of Baytree** – Joann Wagner is still President, 14 years now. They have done repairs to the Clubhouse.

## 10. Unfinished Business-

- a. CDD getting bids on new front gate sign for BCA use.

## 11. New Business -

- a. Reinstatement of Governing Documents expire September 2023. Board voted to preserve the Declaration. Jackie motioned to preserve the Declaration, second by Art. Motion carried unanimously.
- b. See ARC Committee Report. Discussed the lighting wording.
- c. Discussions took place with Tom Dillon regarding the transition to CINC/Axos Bank/WebAxis. The board had many questions, as did he VM/AVMs. Letters will go out to homeowners around 7/25/22. The new software will benefit all homeowners, with no cost to BCA and no additional work. Board to set up the Axos Bank account and VM/AVMs to be first to sign up to the App.
- d. Arundel VM/AVM – Handled under VM Reports.
- e. Bulk trash at curb discussed – Will be a newsletter topic.
- f. Properties in non-compliance – There were two properties for the board to consider fining:
  - 8195 Belford Way – Two violations reported: Trim trees at road and sidewalk. Jackie motioned to fine \$25/day, second by Art. Motion carried unanimously. Remove weeds from landscape areas. Jackie motioned to fine \$25/day, second by Art. Motion carried unanimously.
  - 8210 Compton Way – Two violations reported: Commercial vehicle discussed and referred to Code Enforcement. Remove weeds from all landscape areas. Bob motioned to fine \$25/day, Second by Art. Motion carried unanimously

12. **Items from the Floor** – Mel thanked the BCA Board for working together with the CDD. Things have never been better!

13. **Adjournment-** Being no other business before the Board, meeting was adjourned at 3:09pm.

Minutes Prepared by:  
Paula Matthes, LCAM  
Fairway Management

## BCA PRESIDENT'S REPORT for July 11, 2022 BCA meeting

The BCA board is currently looking at what may be substantial changes to our interactions with our management company. Whether some or all of these changes are appropriate for us or not, it speaks to the increasing technology in all business.

We have finally gone to court and received a favorable ruling in a long-standing case. What is important is not the fine to be collected – but that our B-PARCS have withstood a serious challenge. However, it's important to note that it reminded me, while on the witness stand for Baytree, that the court does look closely at all aspects of a dispute. We need to continue to look at our documents to ensure that all will withstand a similar test.

We've continued to promote social events within our community. Many thanks are due Sue Frontera as well as Maureen Ksiez for the ongoing and very successful events held at the Pavilion. More events to follow!

Our financial status remains excellent as does our relationship with the CDD. To that point, it's worth noting the near completion of our joint project with the new playground area for Baytree children. While we still have a small number of homeowners that don't fully embrace our deed restrictions. But, I'm happy to say that the overwhelming response I get is to "keep up the good work to protect my home's property value!" The BCA Board should feel very good about that!

Bob Eksten

BCA President

**BAYTREE COMMUNITY ASSOCIATION  
BOARD MEETING JULY 11, 2022  
TREASURER'S FINANCIAL REPORT**

This financial report is based on the six month period ending June 30, 2022.

• **Profit and Loss/Budget Performance**

- Income for the period totaled \$46,180.59 compared to a budget of \$50,694.98 resulting in a \$4,514.99 underrun compared to budget. This total underrun is the net of favorable variances in Late Fee Income, DPC Fine Income, Interest and Miscellaneous Income, offset by underruns in ARC Fee Income and Prior Year Cash Income.
- Expenses for the period totaled \$18,334.48 compared to a budget of \$24,515.66 resulting in an underrun of \$6,181.18. Expense accounts contributing to this underrun are Legal, Supplies/Decoration, Miscellaneous, Bad Debt, Self Help, Arborist and Web Site management expenses. These underruns were offset by very small overruns in Social Events and Office and Postage expenses.
- Net income for the period totaled \$27,846.11 compared to a budget of \$26,179.32 resulting in a favorable variance of \$1,666.79. This favorable variance is the net affect of the underrun in Income offset by the underrun in expenses.

• **Balance Sheet**

- Operating Account = \$53,642.93 and Money Market Account = \$27,073.99 totaling \$80,716.92. This represents an increase in cash of \$4,302.43 since December 31, 2021 and a decrease of \$8,201.29 since the last Board meeting (4/11/22).
- Accounts Receivable at June 30, 2022 stands at \$1,400.00. This amount is aged over 90 days and is associated with two Baytree Residents. All previously identified resident over payments have been refunded and are no longer reflected in Accounts Receivable.
- Accounts Payable stands at \$682.66 which represents expenses booked for the period to be paid in a future period.
- Other Current Liabilities remains at \$50.00 and represents ARC deposits.

Discretionary cash analysis:

Total Cash @ June 30, 2022:	\$80,716.92
Less: Minimum Cash Balance:	20,000.00
Accounts Payable @ June 30, 2022	682.66
ARC Deposits Refund	50.00
Remaining 2022 Budgeted Expenses	<u>34,260.52</u>
Total Discretionary Funds pending front gate sign	<u>\$25,723.74</u>

In summary the BCA continues to maintain a strong balance sheet, a solid cash position and good performance to budget.

This report was presented to the Baytree Community Association Board of Directors at its regularly scheduled meeting held on July 11, 2022.