

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 9, 2021 at 11am
Via Zoom Teleconference Call

Called to Order- Meeting was called to order by the President, Wayne Huot, at 11:03am.

1. **Roll Call-** Quorum of Directors Present: Wayne Huot, Arthur Hudson, Stephanie Knudson, Michael Sherbin and Nick Williams. Jim Kenney present from Fairway Management.
2. **Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
3. **Approval of Minutes-**Stephanie motioned to approve the minutes from the July 12, 2021 board meeting, second by Nick Williams. Motion carried unanimously.
4. **Unfinished Business-**
 - a. \$40K moved from Operating account to Money Market account
 - b. Identified and refunded overpayments to homeowners
 - c. Old balance of ARC deposits moved to Revenue
5. **New Business -**
 - a. Board discussed additional funding to the Social Committee budget line. Board to receive a plan and budget for next event. Board to allot \$4,000 to contribute to CDD for the Holiday lights at the entrance. Art motioned to dedicate \$3,000 of the misc expense to the holiday lights, and an additional funding of \$1,000. And increase the Social Committee budget with an additional \$3,000. Second by Wayne. Motion carried unanimously.
 - b. Richard Rosseler from Baytree CDD presented proposed additions to the pavilion area. Including play ground equipment and exercise equipment. Discussions took place. Board agreed to contribute to playground equipment, but not exercise equipment and asked the CDD to consider a pickleball court. Wayne motioned to contribute to the swing set and play dome with the possibility of adding a pickleball court, contributing a maximum of \$40,000. Second by Stephanie. Motion carried unanimously.
 - c. Due Process: Three properties were considered for fining who have not come into compliance:
 - 8165 Belford – Remove weeds from landscape and lawn. Nick motioned to fine \$25/day, second by Stephanie. Motion carried unanimously.
 - 8211 Compton – Remove weeds from landscape. Nick motioned to find \$25/day, second by Stephanie. Motion carried unanimously.
 - 668 Deerhurst – Clean roof. Nick motioned to find \$25/day, second by Wayne. Motion carried unanimously.
6. **Items from the Floor –**
 - a. Wayne provided an update on the properties at the attorney for non-compliance fines.
 - b. Sue Frontera informed that a new resident is going to be starting back up the woman’s group in BCA.
7. **Adjournment-** Being no other business before the Board, meeting was adjourned at 12:13pm.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management