

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 4, 2021 at 11am
Via Zoom Teleconference Call

1. **Called to Order-** Meeting was called to order by the President, Wayne Huot, at 11:00am.
2. **Roll Call-** Quorum of Directors Present: Wayne Huot, Arthur Hudson, Michael Sherbin and Nick Williams. Jim Kenney present from Fairway Management.
3. **Proof of Meeting Notice** -Posted at Community gate 48 hours in advance of the meeting.
4. **Approval of Minutes-**Wayne motioned to approve the minutes from the August 9, 2021 board meeting, second by Nick. Motion carried unanimously.
5. **Unfinished Business-**
 - a. CDD Project/Pickleball – Discussions took place regarding the playground equipment. Mike asked if 2 more swings could be installed and for comparison quotes for the playground equipment. Rick Brown to research. Pickleball is on hold for now. If considered it would be a separate court from the tennis courts. CDD checking if there is enough property.
6. **New Business –**
 - a. Stephanie Knudson resigned as Vice President. Wayne nominated Bob Eksten to fill the empty directors position. Art motioned for Bob to be placed, second by Nick. Motion carried unanimously.
 - b. Unpaid violation fines:
 - 7997 Bradwick Breach of Contract trial – date pending
 - 8174 Belford – Nick motioned to charge owner for self-help special assessment. Second by Wayne. Motion carried unanimously.
 - 462 Birchington – Nick motioned to file Breach of Contract. Second by Art. Motion carried unanimously.
7. **Items from the Floor –**
 - a. Sue Frontera announced the upcoming Baytree party. Sunday, December 5, 2021, 3-7pm. DJ and entertainment for the kids. 3 food trucks. Looking into doing Toys for Tots collection.
8. **Upcoming meetings:**
 - Budget workshop – 11/15/21 at 1pm via Zoom
 - Board/budget meeting – 12/6/21 at 1pm via Zoom
9. **Adjournment-** Being no other business before the Board, meeting was adjourned at 11:41pm.

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Organizational Meeting Minutes

1. Called to order at 11:42am
2. Quorum of board – Wayne Huot, Arthur Hudson, Michael Sherbin, Nick Williams and Robert Eksten present.
3. Appointment of Officers:
 - Wayne nominated Bob Eksten to fill President position. Second by Nick. Motion carried unanimously.
 - Wayne Huot resigned from board.
 - No nominations for Vice President. Position vacant.
4. Adjournment – Being no other business before the Board, meeting was adjourned at 11:41am.

Minutes Prepared by:
Paula Matthes, LCAM
Fairway Management