

**BAYTREE COMMUNITY ASSOCIATION
ORGANIZATIONAL MEETING OF
BOARD OF DIRECTORS
APRIL 13, 2018**

1. Call to Order. The Meeting was called to order by the Sitting President, Wayne Wilkerson at 1:33 p.m. The meeting was held at Baytree Golf Links Clubhouse Meeting Room.
2. Proof of Notice of Meeting confirmed
3. Meeting minutes from the 2017 Organizational Meeting were approved by the Board unanimously, no discussion.
4. Election of Officers:
 - a. President – Wayne Wilkerson (nominated by Richard, second by Jan)
 - b. Vice President – Phil Ruhlman (nominated by Richard, second by Jan)
 - c. Treasurer – Janice Hill (nominated by Richard, second by Phil)
 - d. Secretary – Susan Hodgers (nominated by Phil, second by Jan)
 - e. Director/ARC Liaison – Richard Mather (nominated by Phil, second by Jan)

5. Appointment of Committees:

All nominations accepted, appointment of committee chairs motioned and seconded as follows:

- a. Architectural Review (ARC) – Rick Brown
 - b. By-Laws – Phil Ruhlman
 - c. Community Relations – Martha Scholtz
 - d. Due Process (DPC) – Rick Brown
 - e. Nominating – Richard Mather
 - f. Newsletter – Sandy Schoonmaker
 - g. Website – Richard Schoonmaker
 - h. Professional Review – Wayne Wilkerson
 - i. Budget – Janice Hill
1. Old Business:
 - a. Pavilion Update – Jerry Darby presented the Pavilion history/time line. The pavilion will be 20'x40' and have fans, lighting and motion detected security lights. Fairway will run the calendar for reservations. A deposit will be required. Fairway will inspect after an event at \$40/hour. Rules for use are being worked out, along with the bocce ball court and updating those for the pool and tennis courts.
 - b. CDD Update – Rick Brown reported that the RFP for a new security company went out and will be discussed at their May meeting. He reminded residents to update your friends and family list at the gate. New gates are being installed at the main entrance, electrified with LED lights. Lake erosion is being addressed.
 2. New Business:
 - a. Proposed amendment to the B-PARCs by ARC Chair-Rick Brown. Sections 2.23 and 2.22. Phil wants to check the Declaration for any conflict. Tabled for next meeting.

- b. Holiday decorations/lighting contract – Discussions had about taking over the lighting contract from the CDD. Jan wants to be sure the cost is covered in the budget.
- c. Tables for the pavilion – Jan presented options, from the same company who provided the benches. Considering how many are needed and which type. Wayne motioned to budget up to \$8,000 for tables, as a gift to the CDD. Second by Richard. Motion carried unanimously.
- d. Violations and fining:
 - 250 Baytree – Repair roof tiles. \$25 fine/day motioned by Richard, second by Phil. All in favor, no discussions.
 - 945 Chatsworth – Remove hurricane panel on left side of house. \$25 fine/day motioned by Richard, second by Jan. All in favor, no discussions.
 - 8031 Kingswood – Clean roof. \$50 fine/day motioned by Richard, second by Phil. All in favor, no discussions.
 - 8033 Kingswood – Store items on right side of house out of view. \$25 fine/day motioned by Richard, second by Phil. All in favor, no discussions.
 - 8036 Kingswood – Remove hurricane panels on left side of house. \$25 fine/day motioned by Richard, second by Phil. All in favor, no discussions.
- e. Martha Scholtz/Social Community – The first movie/food truck event was successful, as well as the New Year’s Eve event. May 4, 2018 will be another food truck event with live entertainment in front of the clubhouse. She would like to organize a dedication event once the pavilion is complete. Planning a movie night in the fall and plan to do New Year’s Eve again this year. Volunteers and suggestions always welcome. Residents should sign up for Info-Link for announcements. Forms can be obtained from the guardhouse.
- f. Wayne read the response from the SCCU regarding employees smoking at the Baytree entrance.
- g. Metal roofs were discussed.

3. Motion to Adjourn the Organizational Meeting of the Board made at 3:07 p.m.

Prepared by:
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Fairway Management