

BAYTREE COMMUNITY ASSOCIATION, INC.

MINUTES OF BOARD OF DIRECTORS MEETING

November 19, 2015

Call to Order:

The Board of Directors met at the Golf Course Clubhouse on November 19, 2015. President Wayne Wilkerson called the meeting to order at 3:00 p.m.

Directors Present:

The Board of Directors present were: Wayne Wilkerson, David Taylor, Janice Hill, Phil Ruhlman and Darrell Goolden. Marie Thibodeaux was also present representing Bayside Management Services (BMS).

Proof of Notice:

Proof of Notice was posted in compliance with Florida Statutes.

Minutes:

A motion was made by Jan and seconded by David to approve the Board meeting minutes of September 8, 2015. This motion was carried unanimously.

Officer Reports:

President- Wayne stated that there were a lot of issues today and after this meeting an ARC Appeal process will follow. He noted that RFP's were sent to 3 Management Companies with Web interaction, having the manager maintain the ARC files and to work with the website for interactive approaches so owners see what's going on with their ARC applications online.

Treasurer -Jan went over the October financial statement and noted the balances in the accounts. She also stated she had a budget workshop with the VMS, noting the budget was over approx. \$3500, which funds will come out of the surplus account to cover the deficit.

COD Information:

Maria Hernandez, CDD chair, reported on the following: water aerobics will be 3 days a week, the Sheriff will patrol the community 2 times a week to help cut down on speeding and the drainage improvements are completed. The FPL street light painting is also underway and they will also be doing repairs to some of the poles. The Bocce ball courts are completed, no soliciting signs are installed and the work at SCCU is underway with a lot of landscaping that will be installed.

Committee Reports:

ARC- Wayne stated that Sandra Schoonmaker has volunteered to replace Susan Bell. Sandy stated she couldn't fill Susan's shoes but would do her best and enforce the BPARCS. A motion was made by Wayne and seconded by Dave to approve Sandra Schoonmaker as the new chair for the ARC for Susan Bell's replacement. This motion was carried unanimously.

A motion was made by Dave and seconded by Danell to appoint Victor Sher and Rick Brown to the ARC committee. This motion was carried unanimously.

PRC- Dave stated that the RFP was completed and sent to 3 Management Companies to bid on. This will be discussed further under new business.

Community Relations- Jan stated that there was an upcoming BBQ at the golf clubhouse the Saturday after Thanksgiving and noted a golf tournament was scheduled for this Sunday.

Website- Rick stated the BPARCS have all new changes that still need to be updated. Phil stated he would get this done.

By-Laws- Phil stated that he has all the changes to the Declaration now that changes to the BPARCS have been approved and will need to call a meeting with the VMS.

Nominating – Dave stated that he was looking for members to serve on this committee for the upcoming annual meeting in April.

DPC- Management reported that out of the 48 owners that were given 2nd letters for compliance, all but approx. 12 have complied. These owners will be sent letters to go to Due Process for the special meeting with the Board and the DPC on December 4th.

Unfinished Business:

VM for Balmoral –Jan stated that no one has still volunteered for this position. The Board will look at appointing someone for the neighborhood since this has gone on too long.

New Business:

2016 Budget –Jan stated the VMS approved the proposed budget with noting that there could be changes on the amounts for Management, depending on who receives the contract. The Social event costs have also increased. A motion was made by Wayne and seconded by Dave to approve the proposed 2016 budget, keeping the fees at \$95 a year. This motion was carried unanimously.

Year-end Requirements – A motion was made by Dave and seconded by Jan to carry forward any excess funds in the operating account to off set next years assessments to avoid any tax liability. This motion was canied unanimously

Management Contract:

Wayne went over the proposals from Bayside, Fairway and Leland Management. After much discussion on costs, website interaction and services, a motion was made by _____ and seconded by _____ to hire Fairway Management as the new Management Company, starting the contract in December for setup. All were in favor except for: _____ and _____. Motion canied 3-2.

Adjournment:

A motion was duly made and seconded to adjourn at 4:20 p.m.

BAYTREE COMMUNITY ASSOCIATION, INC.

MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING

ARC APPEAL ON POOL ISSUE

November 19, 2015

Call to Order:

The Board of Directors met at the Golf Clubhouse on November 19, 2015. President Wayne Wilkerson called the meeting to order at 6:35 p.m .

Directors Present:

The Board of Directors present were: Wayne Wilkerson, David Taylor, Janice Hill, Phil Ruhlman and Darrell Goolden. Marie Thibodeaux was present representing Bayside Management Services (BMS). ARC members were also present and Owner Bonnie Rosenblum.

Proof of Notice:

Proof of Notice was posted in compliance with Florida Statutes.

New Business:

ARC Appeal by Harry and Bonnie Rosenblum re: Denial of Request by ARC to Install Pool at 8161 Compton Way

Mrs. Rosenblum presented her case to appeal to the Board and noted that she changed the set back requirement from 10 feet to 5 feet to be in compliance with the Documents and BPARCS .

Barbara Hudson, ARC, stated that with the new information that has been provided, that this should go back to the ARC for re-consideration and that the Board should table this issue until they had a chance to review the new plans. Adrain Parish, ARC, also went into more detail regarding the set back requirements.

Wayne stated that he felt that both the owner and ARC has submitted a lot of information to be considered, however, the only issue appeared to be the set back requirement from 10 feet to 5 feet, which the owner has changed. A motion was made by Dave and seconded by Dan-ell to approve the modified pool plan with the 5 feet set back that would meet the BPARCS requirements. This motion was carried unanimously .

Adjournment:

There being no further business; a motion was duly made and seconded to adjourn at 5:00 p.m .

These minutes were taken by Marie Thibodeaux, BMS.