

BAYTREE COMMUNITY ASSOCIATION, INC.

MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING

December 4, 2015

Call to Order:

The Board of Directors met at the Perkins Restaurant on December 4, 2015. President Wayne Wilkerson called the meeting to order at 3:03 p.m.

Directors Present:

The Board of Directors present were: Wayne Wilkerson, David Taylor, Janice Hill and Phil Ruhlman. Darrell Goolden was absent. Marie Thibodeaux was also present representing Bayside Management Services (BMS) along with Jim Kenny and Tina Goins from Fairway Management was also present. It is also noted that the Due Process Committee was present.

Proof of Notice:

Proof of Notice was posted in compliance with Florida Statutes.

New Business:

Hearing on Due Process Cases for Fining owners- Wayne read the Florida Statutes on the new way cases are to be heard for fining owners as well as how the attorney stated the Board should follow procedure. Management stated that she mailed letters to 10 owners, which are now reduced to 6, since the 4 have now become in compliance.

After much discussion on whether to fine the 4 owners that just came into compliance or whether they should be fined, a motion was made by Wayne and seconded by Dave to not fine the 4 owners (#404, #211, #8066 & #8132) that have complied with the attached notices received. All were in favor except for Phil. Motion carried 3-1.

The following 6 cases were discussed in detail:

1. 8203 National Dr.- A motion was made by Phil and seconded by Dave to dismiss this case as complied. This motion was carried unanimously.
2. 270 Baytree Dr. - A motion was made by Wayne and seconded by Dave to send the owner a certified letter giving 20 days to comply since Yi of the work has been done and the owner stated the roof would be completed this month. If work has not been completed within the 20 days, the Association will fine \$50 per day until completed. This motion was carried unanimously.
3. 321 Sandhurst Dr. - A motion was made by Phil and seconded by Wayne to fine the owner \$50 per day per issue (2) until work is completed. This motion was carried unanimously.
4. 400 Berwick Way- A motion was made by Wayne and seconded by Dave to fine the owner \$50 per day per issue (2) until work is completed. This motion was carried unanimously.
5. 8005 Kingswood Way- A motion was made by Phil and seconded by Wayne to fine the owner \$50 per day until work is completed. This motion was carried unanimously.
6. 509 Royston Lane - A motion was made by Wayne and seconded by Dave to fine the owner \$50 per day per issue (3) until work is completed. This motion was carried unanimously.

Adjournment:

A motion was duly made and seconded to adjourn at 3:55 p.m.

These minutes were taken by Marie Thibodeaux, BMS.

BAYTREE COMMUNITY ASSOCIATION, INC.

**MINUTES OF SPECIAL
DUE PROCESS COMMITTEE MEETING**

December 4, 2015

Call to Order:

The Due Process Committee met immediately after the Board of Directors meeting at the Perkins Restaurant on December 4, 2015.

Committee Members Present:

The Committee members present were: Virginia List, Phyllis Mather and Sydney Crouch. Marie Thibodeaux was present representing Bayside Management Services (BMS).

Proof of Notice:

Proof of Notice was posted in compliance with Florida Statutes.

New Business:

Fining Provisions on 10 Cases - A motion was made by Sydney and seconded by Phyllis to accept all of the Board's fining decisions from their special meeting held previous to this meeting on all 10 cases that came before them. A copy of those minutes are hereby attached for the cases involved. This motion was carried unanimously .

Adjournment:

There being no further business; a motion was duly made and seconded to adjourn at 4:10p.m.

These minutes were taken by Marie Thibodeaux, BMS.