

BAYTREE COMMUNITY ASSOCIATION, INC.

MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING

ARC APPEAL ON DRIVEWAY PAINTING

July 11, 2014

Call to Order:

The Board of Directors at the Golf Clubhouse on July 11, 2014. President Dave Taylor called the meeting to order at 5:06 p.m.

Directors Present:

The Board of Directors present were: David Taylor, Ray Knight, Phil Ruhlman, Jan Hill and Darrell Goolden. Marie Thibodeaux was present representing Bayside Management Services (BMS). Attorney Tim Pickles was present along with ARC members, Susan Bell and Nancy Green. Owner present was Dolly Matadial.

Proof of Notice:

Proof of Notice was posted in compliance with Florida Statutes.

New Business:

ARC Appeal by Ms. Matadial, re: Denial of Request by ARC to Paint Driveway at 7994 Bradwick Way.

Ms. Matadial stated that she requested a painted driveway, was turned down by the ARC and feels we have selective enforcement. The BPARCS state that Saddleworth is the only neighborhood with an exception and feels it's discrimination. She asked the attorney if the Board could have stricter guidelines than the Florida Statutes. He replied that in most cases they could depending on the wording and where the restriction is recorded in the documents.

Phil stated that he had done an inspection of the community and 15% of homes have painted driveways. Dave asked Susan if the ARC had rejected other applications for this and they had. Susan also noted that one of the reasons this was changed in the BPARCS is that most of the driveways were peeling, causing the owners more maintenance in the long term. Susan also stated the ARC denied her request due to the rules in the Declaration and BPARCS. Colors and the design of driveways were also a concern since both are subjective.

A motion was made by Darrell and seconded by Ray to approve Ms. Matadial's request and approved the painting of her driveway. This motion was carried unanimously.

Adjournment:

There being no further business; a motion was duly made and seconded to adjourn at 5:30 p.m.

These minutes were taken by Marie Thibodeaux, BMS.