



Baytree Newsletter

June 2021

HELLO BAYTREE COMMUNITY

IN THIS ISSUE: NEWS, INFORMATION and UPDATES

PRESIDENT'S MESSAGE

Wayne Huot

Your Volunteer BCA Directors:

***President: Wayne Huot**

***VP: Stephanie Knudson**

***Director: Nick Williams**

***Treasurer: Arthur Hudson**

***Secretary: Michael Sherbin**

Welcome to our third edition of the Baytree newsletter and the beginning of summer. 2021 has proved to be a very trying year for many and a large turnover of people within Baytree. First of all Welcome to Baytree it was great meeting lots of you at the food truck party which turned out to be

extremely successful. The event offered the time and place for people to meet and converse.

I have to thank Sue Frontera and the group of residents that made the awesome party happen! Great job Sue! Can't wait for the next event.

Property Violations

Property violations have become a hot topic especially when you receive one. There is a lot of emotion and anxiety that seems to go with receiving a violation. First of all it is not the end of the world. If you have a concern or feel it is not justified please contact via e-mail or telephone Paula Matthes at Fairway Management. Although you may be upset please be nice to Paula she is a very nice person and in most cases will correct or advise you, as

the resident, what needs to be done to correct the situation.

Hurricanes

In the event of a hurricane the guard house will be shut down and the gates raised. I will send out any pertinent information through Info Link to all residents with contact numbers on file.

Speeding

Speeding and running stops signs has become a very concerning problem within Baytree. People continue to drive at a very high rate of speed and do not stop at the stop signs. The stop signs were installed for safety concerns contrary to many beliefs. There is a speed hump being installed on Old Tramway and we are now in contact with the Brevard County Sheriff who will be patrolling in Baytree and handing out tickets. Please SLOW DOWN before someone else gets hurt.



Welcome New Residents

Welcome to Baytree, a deed restricted community. While getting settled into your new home, please take the time to visit our website: www.baytreeca.org.

There you will find the Guidelines for any exterior changes to your home and landscaping. Each neighborhood has a Voting Member (VM) and an Alternative Voting Member (AVM) listed on the website. Either of these individuals will be able to assist you with becoming acquainted with your new community. Please feel free to contact them with your questions. Be on the lookout for your Baytree "Welcome Basket".

NOTE: Sample Welcome Basket



I would like to thank everyone, 250+ people that helped make our food truck party a HUGE success! The weather was fantastic and everyone was ready to get out and socialize once again!

A great big thanks to my "team" of wonderful friends that helped with every aspect of the party. From planning, setting up, working at the party and cleaning up afterwards!

Thank you to the food trucks that fed us! They were great!

Another thanks goes out to our Baytree resident, Paul Hill of Dirty Oak Beer Co. in Cocoa Village for supplying his awesome beer! It was very tasty.

Thanks to our BCA Board for supporting this event and those who made it happen!

More events are in the pipeline and I can't wait to start planning the next one!

Thanks to all.

Should you want to contact me please use the email address listed below.

baytreefun@baytreeca.org

Thank you,
Sue Frontera
Social Committee Chairman



We encourage all residents to attend ZOOM BCA board meetings when possible. We would love to hear from you. The meeting dates are posted on the website and posted at the front and back gates 48 hours in advance of the meetings. CDD Meetings are also posted at the front and back gates and held at the Baytree Clubhouse @ the golf course.

YARD WASTE COLLECTION

Please be sure to follow the yard waste pick-up guidelines. Branches, limbs and tree trunks can be no longer than 4 ft. in length, less than 50lbs. in weight and stacked uniformly within 5 ft. of the curb. Please be sure not to pile debris in front of storm drains. Leaves and small twigs must be placed in reusable trash cans. Waste Management picks up yard waste on Tuesdays!



Keep in mind the SPEED LIMIT is 25 MPH!

Please slow down and be considerate of your neighbors, children playing, cyclists and watch out for golfers crossing on Old Tramway and Baytree Drive.



FYI.....Sheriff's will be in Baytree enforcing speed limits and complete stops at STOP signs.

They will use a roving format so watch your speed and be sure to STOP at all STOP signs! Tickets will be issued. Be sure to observe posted speed limits and spread the word of caution. This is for the safety of all Baytree residents and their guests. Violation tickets can be in excess of \$150!!!! In addition to points on your license!

Rental/Leasing Requirements!

Should you rent you home please provide a copy of the lease to Fairway Management. This is Brevard County Law. All leases should be for a minimum of 12 months. There are no short term rentals allowed in Baytree. For additional information please refer to 13.17.2 in The Declarations.



Hurricane Preparedness Kit Recommendations Provided by State of Florida.

To assemble your kit store items in airtight plastic bags and put your entire disaster supplies kit in one or two easy-to-

carry containers such as plastic bins or a duffel bag.

A basic emergency supply kit could include the following recommended items:

- **Non-perishable food (enough to last at least 3 days)**
- **Water (enough to last at least 3 days)**
- **First-aid kit (include any prescription medication you may need)**
- **Personal hygiene items and sanitation items**
- **Flashlights (have extra batteries on hand)**
- **Battery operated radio (again, have extra batteries)**
- **Waterproof container with cash and important documents**
- **Manual can opener**
- **Lighter or matches**
- **Books, magazines, games for recreation**
- **Special needs items: pet supplies and baby supplies if applicable**
- **Cooler and ice packs**
- **A plan for evacuation and for if family members are separated**

Here are some important terms you may hear:

- **Tropical Storm Watch:** Tropical storm conditions are possible in the area.
- **Hurricane Watch:** Hurricane conditions are possible in the area. Watches are issued 48 hours in advance of the anticipated onset of tropical storm force winds.
- **Tropical Storm Warning:** Tropical storm conditions are expected in the area.
- **Hurricane Warning:** Hurricane conditions are expected in the

area.

Warnings are issued 36 hours in advance of tropical storm force winds.

- **Eye:** Clear, sometimes well-defined center of the storm with calmer conditions.
- **Eye Wall:** Surrounding the eye, contains some of the most severe weather of the storm with the highest wind speed and largest precipitation.
- **Rain Bands:** Bands coming off the cyclone that produce severe weather conditions such as heavy rain, wind and tornadoes.
- **Storm Surge:** An often underestimated and deadly result of ocean water swelling as a result of a landfalling storm, and quickly flooding coastal and sometimes areas further inland.

During a watch, prepare your home and evacuation plan in case a warning is issued. During a warning, carefully follow the directions of officials, and immediately leave the area if they advise it.

In the event of an **Extreme Wind Warning/Advisory**, which means that extreme sustained winds of 115 mph or greater are expected to begin within an hour, immediately take shelter in the interior portion of a well-built structure.

Rick Brown, Supervisor CDD Security Report

The present Security Company has been working for us for just over 2 years. After a rocky start, things are much better and we now have a cadre of officers who have been working at Baytree for quite a while and are now known by many of the residents of the community.

Their function is to screen ALL visitors and to protect the community as best they can under the law.

As you know the guards staff the front gate 24/7 x 365. The only time they are not present is if there is a hurricane or other weather event.

Their orders are to stop EVERY visitor entering the community, ask for a picture ID and ask where the visitor is going. All of this is recorded as allowed by law. THIS IS THEIR JOB.

Unruly, obnoxious, rude or violent visitors or residents are identified by name, make and model of vehicle, license plate number and address of where they are going. Should an unruly visitor give your address as their destination, you will receive a letter from the District Manager (GMS) advising you of the behavior of your guest and ask you to encourage them to be on better behavior when coming into the community and interacting with the guards. THE SECURITY GUARDS ARE JUST DOING WHAT THEY ARE SUPPOSED TO DO.

Should you have an issue with a guard or have questions about their duties and responsibilities, please contact the District Manager (Jason Showe at 407-841-5524 or jshowe@gmscfl.com) or email me at rickbrown213@aol.com. Please do not confront the guard directly, instead contact one of us.

Part of the contract we have with the Security Company was to set us a Visitor Management System. It is very easy to do, even for a computer illiterate like me. Unfortunately, not a lot of residents have done this. I would encourage you to do so. To become a part of this system, print the form from the CDD website and return the completed form to the guard at the front gate. The Security Company will set you up and notify you. You can set up Permanent Visitors (family, specific friends or relations) and Temporary Visitors (service companies, painters, tree trimmers, (etc.) via your computer or phone. When those individuals arrive at the front gate and present their visitor access pass or picture ID they are already tied into the system

and go right through the main gate. Makes it easy for everyone.

I would also encourage all residents to get a transponder which will allow them access to the property through the front and back gates without having to show ID's or passes. Please contact Jason Showe if you are interested.

Other areas the CDD Board has been looking are:

- Enhancing the Recreation Area near the tennis courts, pool and pavilion. We are looking at possibly adding Swings, a Thunder Dome (similar to a Jungle Gym), Pickle Ball court lines to one tennis court and a number of individual Physical Fitness Stations.
- Further enhancement to the Neighborhood Monuments
- Additional beautification landscaping

Information about these and other Baytree CDD items can be found by contacting the Supervisor responsible for those areas or the District Manager, which can be found on the Baytree CDD website at: BaytreeCDD.org. The Board will be continuing to discuss the FY 22 Budget at their meeting on June 9th, 2021.

**Current CDD Roles Revised
The five supervisors are listed below:**

- Landscaping - Mel Mills
- Security - Rick Brown
- Roads and Financials- Jerry Darby
- Recreation - Richard Bosseler
- Lakes and Street lights- Carolyn Witcher

HERE COMES SUMMER!!!!

Rick Brown ARC



With the warmer, summer months approaching many homeowners like to get outdoors and survey their landscaping and check the exterior paint of their homes. As a result decisions are made to maybe replace some of the landscaping and or change the color of home or parts of the home (trim, garage doors or front doors).

Please be advised that should you wish to change more than 25% of your landscaping you need to get ARC approval BEFORE commencing the changes (B-PARC 2.18). No, we don't drive around measuring whether you are changing 23% or 26%. We rely on the honor system as ALL homeowners in Baytree have agreed to abide by these BPARCS and Declarations when they signed their Purchase and Sale Agreements (your Realtor should have advised you of this fact at that time). All we ask is you send us a drawing of what you want to replace, with what and where, on the property. Should we have questions, we will reach out to you and support you any way we can.

The same holds true for paint changes to the exterior of your home (see BPARCS 2.23). If you want to change the color of the home, trim, garage door(s) or front door you need to get ARC approval BEFORE you commence. Please advise us of what the color change is and submit a color sample with your application.

The ARC Committee meets every other Monday, like clockwork...even if the particular Monday happens to be a national Holiday at 8:30 AM at the Pavilion (weather permitting). Our goal is to quickly determine if your plans comply with the BPARCS/Declarations and ensure that the contractor you are using is fully licensed (if required) and insured. Our meetings are open to any homeowner.

Our schedule of meetings for the balance of the year are:

June 7 and 21; July 5 and 19; August 2, 16 and 30; September 13 and 27; October 11 and 25;

November 8 and 22; December 6 and 20.

Florida summers unfortunately bring the Hurricane Season.....June 1 to November 30.

You need to be aware that there are very specific guidelines for the use of Hurricane Shutters and Storm Protection. We encourage you to become familiar with Declaration 13.21.11 as this outlines when shutters may go up and when they need to come down.

The latest versions of the BPARCS and the Declarations are available on the Baytree Website:

baytreeca.org. Click on Documents and scroll down to Declarations and Architectural Design and Development Guidelines (BPARCS).

Finally, like we have said before, if the ARC can be of ANY help or assistance or answer any question you may have about doing something to the exterior of your home or property please feel free to reach out to us. You can contact us through the Management Company (**Fairway Management**) or directly to arcmanager@baytreeca.org. **WE WANT TO HELP.....NOT HINDER.**

Introducing your VM (Voting Member).

Each neighborhood elects a Voting Member (VM) and Assistant Voting Member (AVM) every two years. The official duty is to prepare an annual budget and to vote for members of the Baytree Association board. Each VM has one vote for each of the properties in their neighborhood.

The VM has no official responsibility for the CDD (Community Development District) board whose members are elected through the county election process.

However, a perceived lack of communication between the residents and both the CDD and BCA boards resulted in a request for the neighborhood VMs' assistance. By acquiring emails from each resident in their particular community, they were then able to send out summaries for both BCA and CDD meetings.

Also realizing that many new homeowners are confused about the different functions of the CDD and the BCA, a standard welcome letter was created and approved by both boards. The neighborhood VM now welcomes each new resident with the letter which introduces the VM and AVM as well as explains the roles of both the BCA and CDD. As part of the welcome process, the VM also obtains email and phone data so the new homeowner is immediately included in the all communications.

A new addition to the welcome process is a gorgeous basket delivered to the new homeowner!

For all residents, both current and new, the VM is available to respond to the most common questions. While the VMs have no ability to solve problems, they can refer the resident to the proper authority. This could be to the management company employed by either board, a board member who is responsible for the area of concern, or to the ARC committee for approval of a project.

Don't know your VM or AVM? Go to www.baytreeca.org where you will find both an email address and a phone number for each.

Not receiving messages from your VM? Please contact them; your email address may not be current nor on file.

Submitted by: Sandy Schoonmaker

Your Neighborhood Voting Members and Alternative Voting Members



ARUNDEL

30 Homes

Anita Moreano-Arbeeny/ Sue Frontera
201-966-4288
VMArundel@BaytreeCA.org

BALMORAL/SOUTHPOINT

64 Homes

Dee Waldron /Unassigned
845.367.2800
VMBalmoral@BaytreeCA.org

CHATSWORTH

37 Homes

Dr. Kevin Campbell/Bernard Bryan
844-484-7633
VMChatsworth@BaytreeCA.org

HAMLET

49 Homes

Christine Applegate/Celeste Abjornson
908.433.9586
bklynapples@aol.com

KINGSWOOD

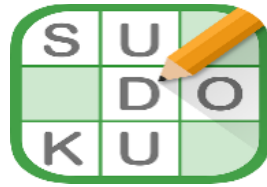
48 Homes

Sandy Schoonmaker/Arthur Breitner
321.241.4002
VMKingswood@BaytreeCA.org

SADDLEWORTH

32 Homes

Tom Harrison/Carolyn Finn
774.232.0473
VMSaddleworth@BaytreeCA.org



TURNBERRY

64 Homes

George Hazley/Nancy Green
321.307.1312
VMTurnberry@BaytreeCA.org

WINDSOR

137 Homes

VM Paul Panikowski/AVM Unassigned
321-242-2752
VMWindsor@BaytreeCA.org

VMs & AVMs are elected every two years by the individual neighborhood at an Annual Meeting. VMs elect the BCA Board of Directors and vote on Covenant Amendments.

			1					
		1		4	3			9
	7				9			4
5	4				9			2
			2				8	
								6
							7	
	3		7			4		
8					5			
9								8

Solution page 7.



Another Baytree Favorite

Lemon Garlic Shrimp



People and Pets

Baytree is a dog friendly neighborhood!

Residents and guests are reminded to pick-up after their pets and per county regulations keep your dogs on leashes while not on your property.

Please keep Baytree free of pet waste!



“Best Cosmopolitan Ever”

Submitted By: Linda Guida

- 1 ounce Fresh Lime Juice
- 4 ounces of VODKA
- 2 ounces of Cranberry Juice
- 2 ounces of Triple SEC
- Handful of ice cubes
- Pour all into shaker with ice Shake well
- Pour into martini glass
- Garnish with lime wedge



Have another...Very Tasty!

Ingredients

- 2 tbsp. butter, divided
- 1 tbsp. extra-virgin olive oil
- 1lb. medium shrimp peeled and deveined
- 1 lemon, thinly sliced, plus juice of 1 lemon
- 3 cloves garlic, minced
- 1 tsp. crushed red pepper flakes
- Kosher salt
- 2 tbsp. dry white wine or water
- Freshly chopped parsley for garnish

Directions

In a large skillet over medium heat, melt 1 tbsp. Butter and olive oil. Add shrimp, lemon slices, garlic and crushed red pepper flakes and season with salt. Cook stirring occasionally, until shrimp is pink and opaque, about 3 minutes per side.

Remove from heat and stir in remaining butter, lemon juice and white wine. Season with salt and garnish with parsley before serving.



Laugh of the Day

Why do golfers wear 2 pairs of socks? In case they get a hole in one.

Source: [Rusty Clark](#) Manatee Cove Park

Manatees are one of the most unique and iconic species of animals native to Florida. They're chubby and slow-moving marine mammals that grow to massive proportions and are often referred to as sea cows.

Located on Merritt Island, Manatee Cove Park is comprised of nearly 30 acres of prime manatee habitat that's perfect for viewing these lovable animal. In addition to a variety of viewing areas, the park includes trails leading around the lagoon, a playground, and several picnic tables and built-in barbecue grills as well.

Admission to the park is inexpensive, and most of the money collected goes directly to programs aimed at preserving the manatee's habitat.

Blue Spring State Park

Here is a fun idea for something to do during the dog days of summer in Florida. About an hour's drive north, in Orange city Florida, is a lovely state park called Blue Springs state park. It really feels like you are stepping back in time to old Florida. The crystal clear blue water remains a constant 72° year-round. A very refreshing swim when it's in the mid-90s and humid out! It is surrounded by boardwalks and walking trails as well as an old Homestead farmhouse for you to explore. Bring your masks and snorkels, a blanket and a picnic lunch and sit under the ancient oak trees and enjoy this little piece of paradise. This is a very popular spot and when it reaches capacity you could be turned away so plan on visiting early and on a weekday if possible. If you want to make it a full day consider visiting the beautiful, renovated Stetson mansion which is very nearby. The summer home of "the hat guy" is well worth an hour or two. Check their website for times and availability.

Submitted By: Susan Sunter

Laugh of the Day

What time do you go to the dentist? Tooth-Hurty!

Sudoku Puzzle Answer!!

4	5	9	1	7	2	6	8	3
6	8	1	5	4	3	7	9	2
3	7	2	6	8	9	1	4	5
5	4	6	8	9	7	3	2	1
7	9	3	2	1	6	8	5	4
1	2	8	3	5	4	9	6	7
2	3	5	7	6	8	4	1	9
8	1	4	9	3	5	2	7	6
9	6	7	4	2	1	5	3	8



