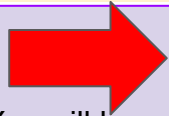




# Newsletter

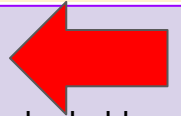
### Baytree Community Association Mission Statement

“To preserve and enhance owner’s property values and quality of life in concert with all partners as advocates for general well-being, welfare, safety, security and prosperity of all in the Baytree community in full cooperation with the Baytree CDD and the Baytree National Golf Course.”



### **\*\*IMPORTANT NOTICE\*\***

### **BE ON THE LOOKOUT FOR THE FOLLOWING!!!!**



You will be receiving a notice in the mail regarding the Annual Meeting of the BCA Board to be held on April 24, 2023. This mailing will include a proposal to amend the Declarations to not allow new homeowners to lease or rent their property (home) until they have lived in it for eighteen months. THIS IS A VERY IMPORTANT VOTE.

Due to the housing market in Brevard County over the last year, many companies are buying up homes in upscale neighborhoods and then renting them to new residents relocating here who are unable to find a home. As the volume of rental homes in a community increases, the value of the remaining homes in that community decreases. Your Board does NOT want this to happen in Baytree. Currently, the percentage of rental properties in Baytree is low and approval of this amendment will guarantee to keep it low or even lower it. Thus, maintaining or increasing the value of your property.....something we ALL want to preserve.

BE ADVISED this amendment addition will have NO IMPACT on properties presently being rented or leased, provided they were done according to the present Covenants. Any questions can be directed to your VM. When you get this mailing, PLEASE DO NOT WAIT.....Vote to approve it and send the proxy back to Fairway Management RIGHT AWAY.

### **From The President’s Desk**

The much-loved Florida winter months are now rapidly disappearing, but it’s always great to live in Florida...and Baytree in particular!

As we look ahead, your BCA board members stand fully committed to our mission of protecting your property values as well as enhancing the quality of life within our community. I am grateful that I’ve received numerous comments about how beautiful Baytree looks compared to most other communities. As we are not a new community, that says a lot about homeowners making the right efforts to maintain and improve their properties. We all benefit from that!

I would encourage residents to come to our posted meetings at the clubhouse and tell us your concerns and suggestions. Of course, we also have our quarterly newsletters which passes on much information and we have a chance to meet and talk to each other at our social events. But speaking to us and your neighbors at our meetings is the best way to convey your thoughts. We welcome that!

Please be well and I look forward to seeing you around Baytree or on the golf course!

~Bob Eksten, BCA President



### **Upcoming Events & Meetings**

3/5	2 - 4pm	“Stay Tuned” Concert! (Pavilion)
3/6	11:30am	Women’s Lunch (Meg O’Malley’s)
3/14	10:00am	CDD Board Workshop (Clubhouse)
3/26	1 - 3pm	2nd Annual Baytree Cruise-In (Pavilion Parking Lot)
4/2	1 - 4pm	Kid’s Activity (TBA)
4/5	1:30pm	CDD Meeting (Clubhouse)
4/10	11:30am	Women’s Lunch (TBA)
4/24	1:00pm	BCA Annual Meeting (Clubhouse)
5/3	1:30pm	CDD Meeting (Clubhouse)
5/8	11:30am	Women’s Lunch (TBA)
5/21	1 - 4pm	Zeo Exotics Reptile Event (Pavilion)

### **Your Volunteer BCA Directors:**

President - Bob Eksten Vice-President - Jackie Curley  
Director - Nick Williams Treasurer - Art Hudson  
Secretary - Roma Zimmerman

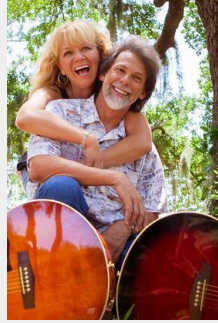
# What's Happening?

## Save the Date!

Sunday, 3/5 2 - 4pm

## Baytree Pavilion Concert

The acoustical duo, "Stayed Tuned" is coming to Baytree at the pavilion! Tammy & Mike Hance, 2 acoustic guitars with lots of rhythm and harmonies! Blues, Country folk, & rock and roll. So bring a lawn chair, sit back, and enjoy the great music! BYOB and food.



## Baytree Mahjogg

Come join this new group! Open to all Baytree residents, both experienced and newish players. We meet on the 2nd and 4th Wednesday of the month. Come when you can. Please contact April Simmons (585-456-8787, [aprilsimmons8081@gmail.com](mailto:aprilsimmons8081@gmail.com)), or Maureen Ksiez (845-548-1906, [maureen.ksiez@gmail.com](mailto:maureen.ksiez@gmail.com)) for additional information or just show up at the clubhouse / pool. Come, have fun, and meet new people!



## Baytree's 2nd Annual Cruise-in!

Sunday, 3/26 1-3PM FREE ICE CREAM!

### SAVE THE DATE!!

Meet your neighborhood car and motorcycle enthusiasts! This is for vehicle owners and spectators alike. This is just a friendly neighborhood gathering, so cruise on down to the pavilion. All vehicles are welcome, Muscle Cars, Motorcycles, Late Model Specialty, Under Construction, all years, makes & models. No judging, no trophies, just good fun! No entry fee. This event is for Baytree resident and Baytree guest owned vehicles. Spectators are limited to Baytree residents and their guests. Free ice cream for all. **And (did we mention), FREE ICE CREAM!!**



### SAVE THE DATE!!

Sunday, May 21st, 1-4pm  
Special Event at the Pavilion!  
Reptiles and Snakes, Oh My!

A fun and educational event for kids and adults alike. Zeo Exotics will bring some interesting reptiles and talk about what they are, where they come from, what they eat, etc. We will have a tent and a backdrop to give folks photo opportunities. Hope to see you there!



## Mark Your Calendars!

Sunday, 4/2 1:00 - 4:00 PM  
Kids Event - TBA



## Community Event Spotlight: BAYTREE PAVILION CONCERT!

On Feb 19th, we had fun listening to Cam Gordon and ate some tasty BBQ! What a great way to spend a Sunday afternoon!



Thank You to **Sue Frontera, Social Committee Chair**, for organizing this enjoyable event! Good times!



## Join The Women's Lunch Group!

Luncheon is open to all women who live in Baytree. The goals of the luncheons are to enjoy various local restaurants and provide a means for people to get acquainted with their neighbors. The only costs involved are the cost of your lunch. If you are interested, please contact Henrietta Shuminsky, host, to be added to the group email list. *Our next lunch will be at Meg O'Malley's on March 6th.*

Advance reservations are required and can be made by contacting Henrietta, at phone: 407-234-8773 and email [thshuminsky@spectrum.net](mailto:thshuminsky@spectrum.net).





# Community Updates

## **Do You Live On The Golf Course and Have Drainage Issues?**

Several residents have expressed concern about flooding issues that may be related to drains on the golf course. Members of the BCA & CDD board will be meeting with golf course management to discuss this issue. If you feel that your property is impacted, please contact your VM (see page 6 for contact information). Let's work together to try and resolve this situation.

## **Amenity Spotlight: COMMUNITY POOL**

Our pool is heated year round and is open dawn till dusk. The pool area has bathrooms, chairs and umbrellas. Access to the pool is by key card. Residents may obtain key cards by contacting the CDD District Manager at 407-841-5524 or email [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com).



Water Aerobics classes are offered Wed & Fri mornings at 9am. There is a charge of \$5 per class. No reservations are needed, just show up. Limited to Baytree residents and their guests. Please contact Renee Hubert at 321-302-8397, or just show up at 9am.

## **Yard Waste Guidelines**

~ April Simmons, CDD Board

Yard waste is any vegetative matter such as leaves, fronds, or shrubbery cuttings resulting from the care of lawns or landscape maintenance. This may include tree trimmings or removal, if done by the homeowner; and must meet the preparation guidelines. Contractors are responsible for hauling away all yard waste they create.

*Follow these collection guidelines for yard waste:*

- Use a 40-gallon bin, not to exceed 50 lbs, for leaves, small twigs, palm fronds and tree/shrub trimmings.
- Place branches and limbs in a small pile in a uniform pattern.
- Ensure yard waste is no greater than 4' in length and 24" in diameter
- Yard waste is collected on Tuesdays and should not be put out prior to Sunday evening.
- Please keep debris out of drains and gutters.

For large yard waste piles, contact Waste Management at 321-723-4455 or email [centralfloridaservice@wm.com](mailto:centralfloridaservice@wm.com).



## **WE PAY \$75 PER BAG!**

As disgusting as this is, there are still some residents who are leaving bags of dog waste around the community. Both the CDD and BCA boards are taking this seriously. This is a violation of county and BCA bylaws. While no-one wants to issue fines or get the sheriff's office involved in this, please know it is being discussed. **The CDD has to pay \$75 per bag to have the bags cleaned up.** Our property taxes include our CDD fees and all residents will wind up paying for this. **PLEASE**, if you are leaving bags of poop around, just stop. If you know of someone who is doing this, you may report it to any board member. You may also want to check with your kids and dog walkers too. If just two residents leave a bag a day on a bench or behind a monument, it could cost us all \$54,750 a year to have the bags cleaned up!



**Chatsworth and Balmoral are looking for AVMs.**

**Get involved, and meet new people!**

The position of Alternate Voting Member (AVM) for Chatsworth and Balmoral are open. If you are interested, contact your VM or Paula Matthes at 321-777-7575, email at [paula@fairwaymgmt.com](mailto:paula@fairwaymgmt.com)

**New BCA Front Gate Event Sign**

Be sure to check out the new BCA event sign at the front gate when you enter Baytree. Information will be updated with upcoming events and meetings frequently.



# BCA Information

## Updates from the Baytree Community Association Board

### WELL, MY NEIGHBOR HAS ONE, SO I CAN TOO:

**Be careful, as this may not be true!!!**

**~Rick Brown, ARC Manager**

Please be aware that just because your neighbor has something on his property does not mean you can duplicate it on yours. Over the years, the ARC Committee has dealt with this issue on a number of cases relative to certain landscaping, statues, fountains, or swings in the front yard, paint schemes, driveway materials, roofs, etc. When you see something on your neighbor's property that you like, think twice before you duplicate it. Please read the B-PARCS or even better, ask the ARC Committee.

There are things on some properties within the community that are pre-existing and non conforming to the B-PARCS. The vast majority were done by the original builder BEFORE the ARC Committee was involved. Some were given a variance due to specific issues. Please be advised that when the ARC Committee grants a variance it does NOT set a precedent. So, PLEASE, if you see something on a property within the community that you would like to duplicate on your property ASK the ARC Committee for assistance or input. We don't want to have to get involved after the fact and require you to remove it or change it to conform with the B-PARCS. This has happened in the past and, unfortunately, all of them could have been avoided.

The ARC Committee is here to help, not hinder. BUT, please remember the B-PARCS were established to maintain or enhance the exterior appearance of properties in the community to maintain or enhance property values. That is to YOUR best interest. Requirements have changed over time, as they should, (custom paint schemes, roofing materials to name a few). SO, look to the ARC Committee for input into your plans for your property. You can email us at [arcmanager@baytreeca.org](mailto:arcmanager@baytreeca.org) or, even better, come to one of our meetings (date, time and location are posted on the event boards at the main gate). We are here to help. So use us!



### Meet Roma Zimmerman, New BCA Board Member!

Roma is excited to serve as Secretary alongside the current BCA board members



and is dedicated to preserving the safety and beauty of our neighborhood, as well as helping protect property values for residents.

She has an extensive background of high-level administrative support, having served several hospital CEO's and CFO's and as assistant to VP of Foundation, Marketing and Volunteer Services.

Roma and her husband Mark relocated from Maryland in 2014, and with the encouragement of a longtime friend, found their home in the Windsor community of Baytree. Roma recently retired from L3Harris where she also supported C-level executives at their headquarters. But, not quite ready to throw in the corporate towel, she continues her support work for the Partners at Carr, Riggs & Ingram CPAs and Advisors during the busy tax season.

Roma loves serving others and is extremely active in various ministries at St. John the Evangelist Catholic Church including RCIA, CCW, Gratia Plena, Feed My Flock, and the Wedding Ministry. In her leisure time, she enjoys curling up with their two Shih Tzu's, Maggie "Mayhem" and "Silly" Millie, to read a good book. She also enjoys flower gardening and practicing yoga to stay healthy. Mark is employed full time as a Prototype and Validation Technician at Embraer Executive Jets. He loves fishing off local beaches and counting the days until he can retire and get his dream boat.

### A Note From The Treasurer

**~Arthur Hudson**

So, 2022 is now in the rear-view mirror and we are looking forward to 2023. However, before we leave 2022, we should look at the BCA performance during that year. When doing that we need to measure our performance against the BCA mission statement which reads as follows:

***"To preserve and enhance owner property values and quality of life in concert with all partners as advocates for general wellbeing, welfare, safety, security and property of all in the Baytree community in full cooperation with the Baytree National Golf Course"***. Having said that lets take a look.

First, we should recognize the outstanding performance of the Architectural Review Committee (ARC), which is charged with monitoring and enforcing the BPARCS in a fair and consistent manner. As I drive through Baytree, I can't help but notice how beautiful this community is and that it continues to be one of the premier communities in the area. This in large part due to the enforcement of the BPARCS which serves to preserve and enhance property values. Thank you ARC.

Second, the BCA contributed financially to the CDD's beautiful holiday light display at the main gate for all to enjoy. This was coordinated by Rick Brown who has made sure that each year the display gets better and better. Thank you, Rick.

Third, the BCA, working through the CDD, was able to have a sign installed at the main gate to keep all residents and visitors informed of the activities in Baytree.

Finally, we must recognize Sue Frontera and her team for organizing all of the many social events throughout the year. These events require a great deal of effort and coordination and I must say that because of her and her team's efforts all were successful. Thank you Sue and team.

In closing, I believe that the BCA Board, and everyone else involved, stayed focused on the mission statement and will continue to do so in 2023. From a financial point of view, the BCA finished the year 2022 with a solid cash position and strong balance sheet.





# Our Residents and Our Local Area

## Meet April Simmons....New CDD Board Supervisor

Hello, my name is April Simmons and I have been a resident of Baytree since June 2020. I live in Turnberry with my husband Alan, Our 4 year old daughter Lydia, and our 5 pound Chorkie, Diesel. Before moving to Baytree, I resided in Rochester, NY where I was a stay at home mother to my now 23 year old son. I was very active in the school district acting as Treasurer for the PTSA and co-chairing our school district's biggest fundraisers.



Once my son entered high school, I re-entered the workforce working for an Environmental Law firm then working for a family law attorney as a paralegal. My last place of employment before moving to Florida was for the Monroe County Sheriff's Department in Rochester, NY where I got to use my criminal justice degree as a civilian.

I love living here and look forward to helping Baytree maintain its vision of being the premier living community in Brevard County. A place where people wish to live and embrace a high quality of life.

## Michael Sherbin

Former BCA Board member, Michael Sherbin, sadly passed away on February 19th. Michael was a long time resident of Baytree having purchased his home on Birchington Lane in 2009. Michael contributed to the Baytree community by serving on the BCA Board of Directors as Treasurer and then as Secretary. He will be missed.



## Resident, Celeste Abjornson, Is Collecting Used Blankets and Towels For Local Animal Shelter



Celeste is collecting used towels and blankets for the Brevard County South Animal Care and Adoption Center. These dogs and cats are sleeping on cement floors and could really use something soft to lay on. If you have towels or blankets to donate, please WASH them first and bag them. Bags can be left at Celeste's front door, at 7953 Old Tramway Dr.

Please leave only CLEAN, WASHED towels and blankets. If you have any questions, please feel free to email Celeste, celesteabjornson@gmail.com.

Thank you Celeste!!



## An Easy Way To Help Those In Need ~ From Neighbor Lucian Gandolfo

If any of you have furniture, electronics, appliances, household items, bicycles, exercise equipment, and you'd like to donate them to a reputable rescue mission ministry, I'd recommend CITA, Christ Is The Answer, Rescue Mission (2330 Johnny Ellison Dr, Melbourne 32901, 321-676-4650 (Main campus & Thrift Store) and 1734 Aurora Rd. Melbourne 32935, 321-259-6232 (Thrift Store). To donate, visit [www.citarescuemission.org/donate-goods](http://www.citarescuemission.org/donate-goods). (Note: clothing is accepted on a limited basis.) CITA's transporters will pick up usable large items such as furniture/appliances.



For the past 50+ years, CITA is a mission to assist and equip men who are homeless/addicted/hopeless in life. Lives are transformed and restored! CITA is in the process of breaking ground for a new women/children facility which is projected to be completed in 2023.

I have served on CITA's Board of Directors since January 2021, and conduct advanced Bible studies. I have seen first hand the effectiveness and success of the CITA ministry in the lives of individuals, and am thankful for the privilege to play a role in it.

This non-profit ministry is funded through direct contributions and thrift store sales. If you're able, help them with your donations. You can be assured they'll be going towards a good cause that helps change broken lives!

## This Is A Good Deal!

Did you know that the Baytree Golf Course and the Baytree community are not the same entity? However, Baytree residents can sign up for the Player Development Program - unlimited range balls, \$11 Early Bird 9 Hole & Twilight specials (includes cart), Pro Shop discounts, and FREE weekly PGA Instructional Clinics every Saturday at 11am! Just \$49.99 (+tax) a month, \$25 (+tax) a month for an additional family member. Call the Pro Shop for more info 321-259-9060



# For Your Information...

## FYI Alligators....

Fairway Mgmt is reporting there is an alligator(s) near Balmoral and Chatsworth which have been reported to the Fish and Wildlife Commission. There may be one in Windsor too. If residents want to report a gator, they can call the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).



## Some Melbourne History...

Melbourne today features two "old" downtown areas — Historic Downtown Melbourne and Olde Eau Gallie. One of the earliest commercial areas was located along Front Street at the lagoon edge. In the late 1800's, much of Melbourne's commercial activity was conducted in wooden buildings along Front Street, located just north of Melbourne Harbor. Piers jutted into the Lagoon to receive goods and travelers.

That scene of pioneering enterprise and social interaction began to change after the railroad arrived in 1893. The lagoon began to lose its attraction as a transportation route. Gradually, businesses were drawn toward the iron tracks perched on high ground a few blocks to the west.

Then, in 1919, the original downtown area was changed forever. A tenant in a waterfront boarding house tossed a kerosene heater out of a second-story window, reportedly after someone shot it full of holes. The heater ignited the wooden sidewalk along Front Street. A strong wind fanned the flames, and the downtown area was quickly consumed. After the fire, downtown was rebuilt west of US Hwy 1. In 1969, the cities of Eau Gallie and Melbourne voted to merge, forming modern-day Melbourne.

## BCA Neighborhood Voting and Alternate Voting Members

The VM is your representative and will be casting votes on matters impacting you and your neighborhood.

VM = Voting Member      AVM = Alternate Voting Member

<b>Arundel</b> (30 Homes)	VM - Sue Frontera AVM - Kim Engle	VMArundel@Baytreeca.org AVMArundel@Baytreeca.org
<b>Balmoral</b> (64 Homes)	VM - Maureen Ksiez AVM - Open	VMBalmoral@Baytreeca.org
<b>Chatsworth</b> (37 Homes)	VM - Bernard Bryan AVM - Open	VMChatsworth@Baytreeca.org
<b>Hamlet</b> (49 Homes)	VM - Christine Applegate AVM - Celeste Abjornson	VMHamlet@Baytreeca.org AVMHamlet@Baytreeca.org
<b>Kingswood</b> (48 Homes)	VM Sandy Schoonmaker AVM - Arthur Breitner	VMKingswood@Baytreeca.org AVMKingswood@Baytreeca.org
<b>Saddleworth</b> (32 Homes)	VM - Tom Harrison AVM - Carolyn Finn	VMSaddleworth@Baytreeca.org AVMSaddleworth@Baytreeca.org
<b>Turnberry</b> (64 Homes)	VM - April Simmons AVM - Paul Hill	VMTurnberry@Baytreeca.org AVMTurnberry@Baytreeca.org
<b>Windsor</b> (137 Homes)	VM - Paul Panikowski AVM - Phil Dore	VMWindsor@Baytreeca.org AVMWindsor@Baytreeca.org

## Baytree Websites:

Facebook Baytree Neighbors  
 BCA [www.baytreeca.org](http://www.baytreeca.org)  
 CDD [www.baytreecdd.org](http://www.baytreecdd.org)

## Be In The Know! Sign up to receive Baytree related emails.

Every month, your VM/AVM will send an email detailing upcoming Baytree events, meetings, and activities. They also send emails that recap BCA and CDD meetings. If you aren't receiving these emails, your VM/AVM is happy to help. Simply send your email address to your VM/AVM and they will add you to the distribution list.

## Did You Know?



There is no overnight street parking in Baytree.



## Baytree Community Development District (CDD) Board Members

Please feel free to send questions and concerns about Baytree Common Areas to the appropriate CDD Board member, as noted below, or to Jason Showe, District Manager at [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com).

Position	Name	Responsibility	Email
Chairman	Mel Mills	Landscaping	<a href="mailto:gmmills@cfl.rr.com">gmmills@cfl.rr.com</a>
Asst Secretary	Janice Hill	Roads & Sidewalks	<a href="mailto:jankhill@cloud.com">jankhill@cloud.com</a>
Asst Secretary	Rick Brown	Security	<a href="mailto:rickbrown213@aol.com">rickbrown213@aol.com</a>
Asst Secretary	Richard Bosseler	Recreation	<a href="mailto:rbosseler@gmail.com">rbosseler@gmail.com</a>
Asst Secretary	April Simmons	Lakes & Streetlights	<a href="mailto:aprilsimmonsccd@gmail.com">aprilsimmonsccd@gmail.com</a>