



BAYTREE COMMUNITY ASSOCIATION

“Our VISION is for Baytree to be the premier living community in Brevard County. A place where people wish to live, and embrace a high quality of life”

Volume 1, Issue 1

www.baytreecommunity.org

December 2014

Message from Your President

Looking back, 2014 has been a very eventful year a Baytree. The golf course undertook a significant renovation project including replacing the greens and improving drainage on certain parts of the course and started some improvements to the clubhouse. This renovation will continue next year and we are confident that the new management team is well on their way to returning the golf course to its former glory.

Recently we were informed of a significant expansion of the Space Coast Credit Union campus at our entrance at Wickham and Baytree Drive. The builders presented their plans to the Voting Member budget meeting and subsequently with the Community Development District (CDD). We sent a large contingent of residents to the County Commission meeting where our voices were heard.

The expansion will feature a three story parking garage on Wickham and two new building wings extending south from the current building. There is a fourth building planned at the boundary between Baytree and SCCU property that is a concern as it will overlook the homes in Kingswood.

The original plan included the removal of the Baytree entrance monument but we were able to save the monument at the entrance but our concerns about a three story building near the boundary did not sway the commission. We are also concerned about the additional traffic associated with three hundred additional employees but we were assured the traffic analysis supports this expansion.

Through the process we had great support from residents, Voting Members and the CDD and we plan to continue to engage the County Commission on this topic.


Seasons Greetings

Elsewhere the Board is working with the Voting Members to update the governing documents where needed. We will circulate a survey with the specific changes early next year for resident approval.

The short list of changes we are looking at are:

1. We need to change the regulations on displaying flags so that it is compliant with the state regulations.
2. We want to allow all neighborhoods to have decorated driveways. We believe this is an improvement and the current regulations only allows this in Saddleworth.
3. Fences were recently banned in 2012 and we are considering returning to the original allowance for backyard fences on preserves (not lakes or the golf course).
4. Hedge heights are currently limited to five feet. We are considering allowing taller hedges up to eight feet.
5. We are also considering changing Architectural Review Committee (ARC) deposits to a flat \$25.00 fee as part of a streamlining and updating of the ARC process.
6. Garage Sales (almost as controversial as fences!). We are considering some options ranging from a once a year sale or sponsoring an off-site event.

On behalf of the board I would like to thank the residents for their support and encourage participation in our processes.

Merry Christmas and Happy New Year!

2015 Assessment and Budget

The Board of Directors adopted the attached proposed 2015-operating budget in December. Please be advised effective, January 1, 2015 your **annual assessment remains at \$95.00**. This payment is **due on January 1, 2015** and will become delinquent on January 31, 2015. **Late** payments will be charged **\$25.00**, plus 18% interest per annum until paid. Please make your **check payable to: Baytree Community Association (BCA)** and **mail to: P.O. Box 100130, Palm Bay, FL 32910-0130**. An **invoice** is also attached for your convenience. **No other invoice will be mailed.**

Nominating Committee

The Baytree Community Association's Annual Meeting will be held in April 2015. The Board of Directors has 3 seats available for 2-year terms. Ray Knight, chairman of the Nominating Committee, is seeking candidates that are interested in serving on the Board. Please contact Ray at 321-751-9360, email at **rknight795@aol.com** or your Voting Member to make your intentions known, no later than January 15, 2015.

Board Members

PresidentDavid Taylor 321-693-9224
Email: bcapresident@baytreecommunity.org
Vice President.....Ray Knight 321-751-9360
Email: bcavice-president@baytreecommunity.org
Secretary.....Phil Ruhlman 321-600-4421
Email: bcasecretary@baytreecommunity.org
Treasurer.....Janice Hill 321-431-1214
Email: bcatreasurer@baytreecommunity.org
DirectorDarrell Goolden 321-501-6305
Email: bcadirector: baytreecommunity.org



Standing Committees

Architectural Review.....Darrell Goolden 321-501-6305
Email: arcmgr@baytreecommunity.org
Budget.....Janice Hill 321-432-1215
Email: bcatreasurer@baytreecommunity.org
By-Laws.....Phil Ruhlman 321-600-4421
Email: phil.ruhlman@oracle.com
Nominating.....Ray Knight 321-751-9360
Email: rknight795@aol.com
Community Relations.....Janice Hill 321-432-1214
Email: bcatreasurer@baytreecommunity.org
Professional Review.....Ray Knight 321-751-9360
Email: rknight795@aol.com
Due Process.....Virginia List 321-751-0196
Email: geneandginny@listfamily.org

ARC Committee Members

Chair.....Darrell Goolden 321-501-6305
Email: arcmgr@baytreecommunity.org
ARC Manager.....Susan Bell 321-255-9838
Email: arcmgr@baytreecommunity.org
Member.....Nancy Green 321-254-7908
Email: arcmgr@baytreecommunity.org
Member.....Rhonda Vitou 321-610-4770
Email: arcmgr@baytreecommunity.org
Member.....Barbara Hudson 321-259-5228

Due Process Committee Members

Chairman.....Virginia List 321-751-0196
Email: geneandginny@Listfamily.org
Member.....Tony Studds 321-757-9911
Email: tstudds@cfl.rr.com

Ad Hoc Committees

Website.....Richard Schoonmaker 321-241-4002
Email: webadmin@baytreecommunity.org

Website Administrator and New Website Name

The BCA also has a new Website administrator that took over Jim Blake's volunteer position. Please welcome Richard Schoonmaker. We would like to take this time to thank Jim for all his help and work on this project and keeping it all updated. We also encourage all owners to visit the website periodically to see what's new going on.

Did you know that you could download the ARC forms and application as well as all the Association's documents at: www.baytreecommunity.org.

Please note: Effective February 1, 2015 the new website will be: www.BaytreeCA.org. When emailing any Board member, VM or AVM in February, use the new extension or URL so for example ymarundel@baytreecommunity.org will become ymarundel@BaytreeCA.org.

Friendly Reminders

- ◆ **Fireworks** in Baytree are **not allowed**. This is a Brevard County Law.
- ◆ **Trash** - please put your household trash in garbage cans and not plastic trash bags. Our wild critters have a field day!
- ◆ **Boats and/or Commercial Vehicles** - Are not allowed unless you park them in a closed garage.
- ◆ **Overnight Parking**- Parking in the street overnight is prohibited.
- ◆ **Blocking Sidewalks** - Please do not block the sidewalks when parking your vehicle for safety reasons.
- ◆ **Dog Owners** - If you are out walking Fido, please don't forget to pick up after them. No one likes to step in a mess and the person behind the lawn mower would appreciate it also. We do have a problem with children walking dogs and not picking up after them. Also, please ensure your dog is on a leash when outside of your home and does not trespass on other homeowners' property.
- ◆ The **speed limit** is **25 M.P.H.** within the community. Speeding Traps can result in a ticket from the Sheriff's office. Please **slow down** and be considerate of your neighbor, bus stops and children playing.
- ◆ **Tree/Brush Clippings** -Please do not block storm drains when placing trash curbside.
- ◆ **Golf Carts**- You must be 14 years and older to drive a golf cart in Baytree.

Property Inspections

Management does inspections of homes every other month. We base our reports on the condition of your home, roof, driveway, sidewalks and landscaping details. Our job is not to offend you if you receive a letter. We are only protecting the property values in Baytree and want your home/property to always look it's best.

Some of the areas that we look for are: cleaning of roofs, driveways and sidewalks, painting of homes, rust stains on homes/sidewalks, condition of yards-weeds, trimming, etc., Electrical boxes, gas meters, solar pipes, any type of piping/electrical on your home must be the same color of your home. A/C units and/or pool equipment must be screened in with mature shrubs so you are not able to see it from the street. We also need to note that shrubs need to be trimmed to less than 5 feet in height.

For Sale or For Rent Signs

If you have your property listed for sale or rent, please make sure your Real Estate Agent uses the correct sign in Baytree. Only a Professional white or cream background standard sign with dark green lettering is permitted. No Suntree, open house or hand-made signs are permitted.

BCA ARC Corner

The ARC meets the 1st and 3rd Thursdays of every month at the golf clubhouse. Notices are posted at the security gate with times. **Requests must be made in writing to the ARC if you plan to alter, modify or improve to your home. Such request includes items for landscaping, painting, pools, etc.** Absolutely NO Arbors are allowed. Please submit your request to: Attention Susan Bell, ARC Manager. You can drop them off to the guardhouse. Please feel free to download your application at our website: baytreecommunity.org until Feb. 1st. After February it will be BaytreeCA.org

Oak Trees- Several owners have been cutting down oak trees due to disease, which must be approved by the ARC **prior to** cutting them down. The County has very strict guidelines on these trees as well as our documents. Those trees cut down must be replaced with the same size and type of tree unless previously approved by the BCA BOD.

Tree/Brush Clippings

Baytree's policy is that tree/brush clippings cannot be placed curbside until Sunday, for **Tuesday's** new pick up day. **Please make sure your Landscaping Company removes your clippings in between these times so it doesn't stay on the streets.**

Annual Report

This letter is also intended to serve as notice that the Association's annual financial statement will be available on March 30, 2015. If you would like a copy at no charge, please contact me during March

Baytree Community Association, Inc.

Adopted Budget from January 1, 2015 through December 31, 2015

	2013	9/30/2014	12/31/2014	2014	Proposed
REVENUES:	Actual	Y-T-D	Est EOY	Budget	2015
Owner Maintenance Fee	43,795	43,792	43,792	43,795	43,795
ARC Review Fees	0	0	0	0	600
Interest Income	204	175	230	180	204
Late Fees	1194	1111	1111	600	600
Miscellaneous	575	475	475	600	300
DPC Fines	-1466	0	0	0	0
Social	0	0	600	0	600
Legal	2618	0	0	0	0
Bad Debt	-285	-475	-475	-855	-475
Total Income	\$46,635	\$45,078	\$45,733	44,320	45,624
EXPENSES:					
General & Administration					
Accounting	1700	1700	1700	1704	5000
ARC Storage Fees	903	903	903	960	912
ARC Manager Salary	1800	1350	1800	1800	0
ARC-Other	159	886	996	600	600
Legal	3308	3,584	6,600	7,896	6,000
Office & Postage	1471	2400	3700	4200	4080
Management Fees	19,109	14,332	19,116	19,116	19,116
Taxes & Licenses	61	61	61	60	60
BCA Meeting Rent	0	0	0	120	0
Supplies/Decorations	0	0	1000	1572	1572
Social Event Costs	0	0	600	0	600
Insurance	3224	0	3385	3900	3564
Misc.	0	0	0	120	2620
Website	918	918	918	1068	300
Lawn Maintenance	0	200	200	1200	1200
Total Expenses	\$32,653	\$26,334	\$40,979	\$44,316	\$45,624
Surplus (Deficit)	13,982		4,754	4	0
Yearly Maintenance Fee (Based on 461 Homes)				\$95	\$95
Anticipated year end cash contingency		\$139,353			