



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.”

From The President’s Desk

Holiday greetings to all Baytree residents! I wish each of you good health and much joy throughout the season and for 2024 as well!

The BCA has had a busy year with more meetings of various kinds than anticipated. But, I am proud of my board members and our committees as together we have continually strived to do everything we reasonably can to protect your property values and quality of life in Baytree. Those priorities are always first and foremost in our minds as we conduct our business. We welcome all residents to come to our meetings and share your thoughts and ideas. It is you for whom we work!

As I mentioned last year, although fireworks are legally allowed until 10 p.m. on New Year’s Eve, please be considerate of all the pets in Baytree that do suffer from loud fireworks noise.

And, as always, please be kind and considerate of your neighbors. We all benefit from that way of thinking and acting as opposed to not doing so.

My sincere thanks to all residents who have conscientiously complied with our covenants and restrictions. You make us board members feel that our many volunteer hours do indeed make a positive impact in our community!

HAPPY HOLIDAYS, EVERYONE!

Bob Eksten, BCA President



Upcoming Events & Meetings

12/2	12:30 - 4pm	Baytree Holiday Party (<i>Pavillion</i>)
12/4	11:30am	Women’s Lunch (<i>Cafe Margaux</i>)
12/6	1:30pm	CDD Board Meeting (<i>Clubhouse</i>)
1/8	11:30am	Women’s Lunch (<i>Hemingway’s</i>)
1/9	10am	CDD Workshop (<i>Clubhouse</i>)
2/7	1:30pm	CDD Board Meeting (<i>Clubhouse</i>)
2/12	1pm	BCA Board Meeting (<i>Clubhouse</i>)
2/16	11:30am	Women’s Lunch (<i>Yellow Dog</i>)
3/11	11:30am	Women’s Lunch (<i>Meg O’Malley’s</i>)
3/12	10am	CDD Workshop (<i>Clubhouse</i>)
3/25	1pm	BCA Board Meeting (<i>Clubhouse</i>)
4/19	11:30am	Women’s Lunch (<i>Dove III</i>)



Easily Dispose of Unwanted Prescriptions:

You can drop off your unwanted prescription at the Brevard County Sheriff’s Office West Precinct, at 2725 Judge Fran Jamieson Way, Bldg. E, Viera, FL, Monday-Friday from 8 a.m. - 5 p.m. This precinct accepts all prescription pills, ointments, and lotions. NO liquids, syringes, asthma inhaler aerosol canisters, or chemotherapy drugs.



Your Volunteer BCA Directors:

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

What's Happening?

Baytree's Holiday Party!

Saturday, December 2nd, 12:30-4:00.

Please join your friends and neighbors at The Pavilion for a fun day of music, food, drinks and partying!

We have DJ Tracy Oaks from Michael Van Ness Entertainment and Santa will be arriving at 12:30!!

We'll also have face painting and a balloon artist to entertain kids of all ages!

Wine and beer for sale at a reasonable price which goes back into the funds for future social events.



Dirty Oar Beer Company will once again set up their fabulous beer tent and our resident and owner of **Dirty Oar Beer of Cocoa Village**, Paul Hill and co owner Chris Hughes will be serving up some of their craft beers!

Food trucks are Tonies Pasta Fresca and Trays Ice/Holy Smoke BBQ and our favorite ice cream, Strong Island Ice Cream Truck.

Most of all... **Toys For Tots** will once again be collecting new and unwrapped toys. Thanks to our resident and friend, **Jim Thompson**, we'll probably have a marine or two accepting our toy donations! They have asked to come back to Baytree because of the many generous toy donations from the past years!!!

Thank you to the BCA Board and the many people that help and support me to continue to have fun events for our community!

~Sue Frontera,
Social Committee
Chairperson



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 on 12/4 at Cafe Margaux in Cocoa Village. Advance reservations are required and can be made by contacting Henrietta, at phone: 407-234-8773 and email thshuminsky@spectrum.net.



Looking to meet new people?

Join the Neighbors of Suntree!

Neighbors of Suntree (NOS) will wrap up the year with our final two spring events.

On **February 1st**, a boutique **Fashion Show Luncheon** will be at Suntree Country Club. The fashions are from Janet Carr's Collection from South Florida. Over a thousand pieces of clothing, accessories, and jewelry will be available to purchase. Janet donates 10% of all proceeds to the charities of Neighbors of Suntree.

Our final event is the **Spring Luncheon** on **April 11th**. This event will be held at the Suntree Country Club. We will celebrate our year of fun and success. Our lead charity, the Brevard Zoo/Aquarium Legacy Program, will be awarded \$10,000 from Neighbors of Suntree. This campaign is a once-in-a-lifetime opportunity to make a lasting impact on the families, ecosystems, and wildlife who call Florida home.

The Neighbors of Suntree was formed in 1984 to provide a means for newcomers to become acquainted with their neighbors and community. We present informative programs and promote social and charitable projects by offering a variety of clubs and social activities. Each year our goal is to encourage friendships while raising money for local charities. NOS became a 501c3 Not-for-Profit corporation in 2013.

We welcome people of all ages and interests to participate in our many activities and programs. Our membership is open to anyone wanting to make new friends. After operating expenses, all monies collected through membership dues and activities are donated to local charities. If you want to join NOS, view our membership page here at www.neighborsofsuntree.org.

PLAY SAMBA!!

Join your neighbors in learning this fun card game! This group meets on the 1st and 3rd Wednesdays of each month in the home of Henrietta and Tom Shuminsky. This is for couples and/or singles. Both new and experience players are welcome! To get involved, contact Henrietta, at phone: 407-234-8773 or email thshuminsky@spectrum.net.



Community Information

ARC Committee Update

~ Rick Brown, ARC Manager

One of the issues the Architectural Review Committee (ARC) has seen recently are applications from homeowners to take down a diseased palm tree. If you have a diseased palm tree take it down right away and then submit an application to remove it. DO NOT WAIT. The longer it takes to remove that tree increases the chances of that disease getting spread to other similar palm trees in the community. Whether you replace that palm tree is your choice, especially if you have additional palm trees on your property. (County regulations state that palm trees should equal no more than 25% of the trees on your property, the rest should be hardwoods).



Now that Hurricane Season is ebbing away, it is NOW time for the HOLIDAY SEASON TO BEGIN! This is a much happier time of year when everyone breaks out their holiday lights, tests them, buys more and then starts stringing them up. The season that says my lighting display is better than yours!!

Well, let the competition begin. Forget about the electric bill til next year. Light up your home for the

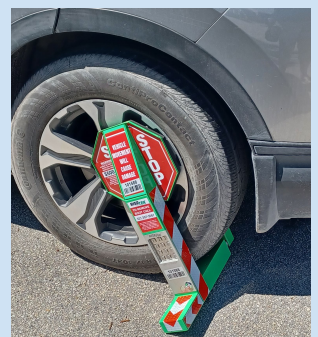
Holidays. The Baytree Covenants support holiday yard decorations and state they may be on display from Thanksgiving though January 10th. So, get out that Santa Claus and reindeer, nativity (if so inclined), Grinch (if so inclined) for the front lawn and start stringing those lights all over the house and trees (be careful). Turn your home into a Winter Wonderland. No snow is required in Florida.

NEW! FYI...Satellite Beach Parking Permits

The City of Satellite Beach now regulates and charges for parking at Pelican Park and Hightower Beach. Parking will remain free for all Brevard County residents, but you must register your vehicle(s). If you don't get a permit, your car tire will likely booted (as pictured).

The process for registering a vehicle is simple and can be done online at the following website: <https://www.parksatellitebeach.org/>. Go to the website, then click on "ANNUAL PASSES" at the top of the page. If you do not reside within the city of Satellite Beach, but are a resident of Brevard County select the second option "NON-RESIDENT PERMITS (HIGHTOWER AND PELICAN)",

Create an account (this will involve scanning or photographing your vehicle registration, and attaching it to the application). If you are unable to do this, you can go to their office and apply in person. This must be completed in advance of parking (it can take up to 72 hours for approval after submitting the required information). If not completed in advance, any vehicles parking on site will have to pay the daily parking fees. Many of your questions regarding beach parking can also be found on this site. If you are unable to navigate through the site, you can also call the beach parking office at 321-425-2522 or visit the office in person at 476 Hwy A1A, Suite 1-B, Satellite Beach, FL 32937.

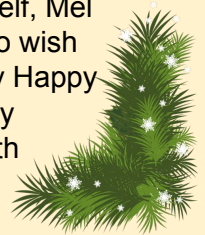


CDD Update

~ Mel Mills,
CDD Chairperson

As we enter this very special holiday season, may all of us take the time to think of how we can make someone feel loved, and appreciated. Not only here in America, but in the entire world, the hatred and madness is so explosive and widespread that we all must try to do our part in our little community to be thankful and show kindness. I would like to thank the BCA board for their partnership and stewardship in helping to make our community a great place to reside. Every board member on the BCA and the CDD work very hard in trying to make Baytree the best community that it can be.

On behalf of the CDD board, Jan Hill, April Simmons, Richard Bossler, Rick Brown and myself, Mel Mills, we want to wish everyone a very Happy and safe Holiday season filled with Love, Joy, and Peace.



For Your Information...

Please Leash Your Dog

Please keep your dogs on leashes when not on your property. Please be aware the maximum legal length of a leash is six (6) feet.

The BCA has recently been contacted by several residents who have issues with dogs not on leashes. The BCA does not have the authority to intervene in these situations, but the **Brevard County Sheriff's Office of Animal Services** can. While no-one wants to get the Sheriff's office involved, residents may call the Sheriff's Office of Animal Services at **321-633-2024** to get help.

To file a report or complaint, or to report animal abuse or cruelty, please call Brevard County Sheriff's Office Animal Services Please be considerate of your neighbors. Thank you!!!



Be A Good Neighbor!

Please be kind to your neighbors by keeping sidewalks clear and not blocked with parked cars. (It's also Brevard County law.) In addition, please note, there is **no overnight street parking** in Baytree. Lastly, all cars should always be parked on the right side of the road.

Thank you!

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

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

Sign up to receive Baytree related emails.

Every month, your VM/AVM will send an email with upcoming Baytree meetings and activities. They also send emails that recap BCA and CDD meetings. If you aren't receiving these emails, just send your email address to your VM/AVM and they will add you to their distribution list.

Baytree Websites:

BCA:

www.baytreeca.org

CDD:

www.baytreecdd.org

Facebook:

Baytree Neighbors

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 Jeremy LeBrun, District Manager at jlebrun@gmscfl.com.

Position	Name	Responsibility	Email
Chairman	Mel Mills	Landscaping	gmmills@cfl.rr.com
Asst Secretary	Janice Hill	Roads & Sidewalks	jankhill@cloud.com
Asst Secretary	Rick Brown	Security	rickbrown213@aol.com
Asst Secretary	Richard Bosseler	Recreation	rbosseler@gmail.com
Asst Secretary	April Simmons	Lakes & Streetlights	aprilsimmonscdd@gmail.com