

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.”

From The President’s Desk ~Jackie Curley, BCA President



As I write this article we are at the end of our hurricane season. The Baytree community survived the last two hurricanes with minor damage due in part to our homeowners being prepared. As hurricane Milton approached our community, homeowners had their weekly yard debris at the curb for pickup. We were told that our regular pickup day was not going to happen. We sent out emails and even went door to door to ask homeowners to remove debris from the roadside before the storm hit. I want to thank the community for their quick response to this request. It was instrumental in keeping the water moving down the roads and into the drains of our community.

Just a friendly reminder that yard debris should never be put in the road or gutters. In Florida, at anytime we can get a heavy rainfall and when the debris is in the gutter the water has nowhere to go and therefore we might have flooding. Also, please remember to keep the drain on the road in front of your homes clear of any yard debris.

We look forward to continuing to serve the Baytree community in 2025 and we will hopefully see you at future events and meetings.

On behalf of the BCA Board, we wish for you and your families a wonderful and safe holiday season and a Happy New Year.

Upcoming Events & Meetings

12/4	1:30pm	CDD Meeting (Clubhouse)
12/6	11:30am	Women’s Lunch (Yellow Dog Cafe)
12/8	12:30-4:30pm	Holiday Party (Pavilion)
1/6	11:30am	Women’s Lunch (Grills Riverside)
1/14	10:00am	CDD Workshop (Clubhouse)
1/24	4:00pm	Dirty Oar Beer Event (Dirty Oar Brewery)
2/5	1:30pm	CDD Meeting (Clubhouse)
2/7	11:30am	Women’s Lunch (Olive Tree Viera)
2/10	1:00pm	BCA Board Meeting (Clubhouse)
3/3	11:30am	Women’s Lunch (Meg O Malleys)
3/11	10:00am	CDD Workshop (Clubhouse)



Your Volunteer BCA Directors:

- President - Jackie Curley
- Vice-President - Tom Harrison
- Secretary - Paul Panikowski
- Treasurer - Art Hudson
- Director - Nick Williams

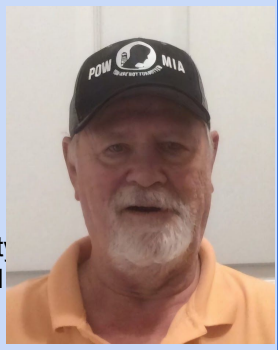
A Request From Our Guard Shack...



We all know what a great job Matt and the security team do for us at the Baytree main gate. Sometimes, our residents will put their bright headlights on at night when approaching the guard shack. As you can imagine, bright headlights have a blinding effect on the guards making it difficult for them to do their jobs. **So, please remember to switch off your high beams when approaching the guard shack, and ask your visitors to do the same. THANK YOU!!!**

Meet Paul Panikowski! New BCA Board Secretary

Paul Panikowski, born in Buffalo, New York, is a Marine Corps Vietnam veteran who rose to the rank of Gunnery Sergeant in the Reserves. After retiring in 1999 from the U.S. Secret Service, following 27 years of service, he worked as the Security Coordinator for Brevard Community College (Cocoa Campus) for six years, where he provided security for both the campus and the King Center. Paul later retired from the Federal Law Enforcement Training Center (FLETC) as a Senior Physical Security Specialist after five years of service.



Paul has been an active member of his community, residing in the Windsor neighborhood for the past 24 years and serving as the Voting Member for Windsor in the Baytree Community Association for the past few years. He and his wife, Lorraine, are proud parents of two daughters and grandparents to two granddaughters.

What's Happening?

Baytree Holiday Party!!

Don't Miss This One!!

Sunday, December 8th, 12:30-4:30



Come celebrate the Holidays with your friends and neighbors at **The Pavilion on Sunday, December 8th, 12:30-4:30.**

Let's beat our last year's donations for TOYS FOR TOT! Bring an unwrapped new toy and buy tickets for the "Share the Wealth" raffle, 1/2 will go to the winner and 1/2 will go to Toys for Tots again! There will be an added bonus prize for our raffle. We always love seeing a Marine or two and hopefully Marine Max will join us once again! Thanks to Jim Thompson for his help making Baytree a favorite collection site for this wonderful charity!

DJ, Michael Van Ness, will be there playing music for everyone to enjoy and thanks to a contest he held last January, I won the use of his newest 360 degree Photo Booth for us all to enjoy!

There will be Cookie the Clown, once again face painting and Bebe the Clown, balloon artist!

Our very own Paul Hill and Chris Hughes of Dirty Oar Co. will be back with their wonderful craft beer! Tickets will be sold for beer and wine with proceeds going back to our BCA. In addition, three food trucks will be there, so come hungry!

Lastly, make sure all the kids are here for the arrival of Santa at 1pm. There will be goody bags for our youngsters too!



329 KING ST.
COCOA VILLAGE, FL
32922
321-301-4306

DIRTY OAR
BEER COMPANY

OK BAYTREE,
LET'S PARTY!!!!

~Sue Frontera,
Social Committee
Chairwoman

Check Baytree out on social media and on the web!

Facebook:

Baytree Neighbors of Melbourne FL

Baytree Community Association (BCA):
www.baytreeca.org

Community Development District (CDD):
www.baytreecdd.org

Neighbors of Suntree, Inc.



Attention Baytree Residents!



Join the Fun with Neighbors of Suntree (NOS)!

Many of Baytree's residents are members of NOS, and we invite all Baytree residents to join us. Look no further than the **Neighbors of Suntree (NOS)!**

NOS is a friendly social organization founded in 1984. We offer a variety of events and clubs/activities to help you get involved in your neighborhood and community.

- **Get to know your neighbors:** Make new friends and build lasting connections with people who live nearby.
- **Explore local resources:** Enjoy informative programs relevant to our community.
- **Give back to those in need:** Participate in charitable endeavors supporting worthy causes. This year, NOS has chosen the Women's Center of Brevard and Helping Seniors of Brevard as our charities. We will award our charities at the April Luncheon. Last year, we donated \$14,000 to our charities, and we hope to increase our amount this year.

Upcoming Events:

- **Holiday Luncheon:** Celebrate the season with a festive gathering on December 12th.
- **Fashion Show Luncheon:** Don't miss our dazzling fashion show featuring unique pieces from Janet Carr's Boutique Collection on February 13th at Suntree Country Club (noon). (Over 1000 pcs. to choose from)

Become a Member Today!

We welcome all Baytree residents to join NOS and experience the benefits of being part of a vibrant community network. For membership information, visit our website at neighborsofsuntree.org.

Have questions?

Contact our President, Patti Coggins, at 321-750-5284 or pcogg1@aol.com.

Join us, make new friends, and enjoy the spirit of our neighborhood!

Community Information

Enjoy a Local Craft Beer ...On Us, Friday, Jan 24th!

Join your Baytree neighbors at the **Dirty Oar Beer Company** in Cocoa Village!

Let's meet up at Dirty Oar Beer Company on Fri, January 24th, 4pm 329 King St. Cocoa.

Please help us support our wonderful Baytree resident, Paul Hill & Chris Hughes, owners of Dirty Oar. They have supported our big events for the past 4 years, so let's show them our appreciation.

There will be a food truck there with some great BBQ! AND...I will be giving our Baytree friends a ticket for a free beer or another drink. So let's start off the New Year by socializing at Dirty Oar Beer Company! See you there!

~ Sue Frontera, Social Committee Chairwoman



Architectural Review Committee (ARC) Update

~Rick Brown, ARC Mgr

At the time of this writing, mid November, we are heading into the end of the hurricane season. I hope we have nothing after Rafael. We have had enough "fun" for this season.

Please be aware that as of November 30th ALL hurricane shutters must be taken down or in the open position (unless there is a pending storm). **There are very specific requirements in the Bylaws (Covenants).**

See Section 13.21.11, titled Hurricane and Storm Protection. These covenants are Strictly Enforced, so please be aware of them to avoid any violations and/or fines.



Another way to avoid a violation letter is to ensure your landscapers are removing the yard waste they generate. As a result of Hurricane Milton, there was quite a lot of landscape damage (tree limbs, palm fronds, etc) which took the county a number of weeks (some say too many) to remove. It was noted that some homeowners brought in landscape companies to do additional pruning and left their debris at the curbside as well. This is in direct **VIOLATION OF SECTION 4.6.7.7G OF THE B-PARCS. ALL lawn and tree contractors are REQUIRED by Brevard County Ordinance to remove yard trash generated from their operations. You should be aware of this requirement.**

With that said....Now its time for the FUN time of year....THE HOLIDAY SEASON!!! Now is the time to break out the Holiday Lights and compete with your neighbor for the "best holiday lighting display". Don't worry about the January electric bill, just go crazy and LIGHT UP YOUR HOME FOR THE HOLIDAYS!! Baytree covenants support holiday property decorations and state they can remain on display from



Thanksgiving to January 10th. So, let the festivities begin!! Test those light strands, get out the cartoon characters, dust off Santa and the Grinch, find those reindeer, get out the ladder to climb the trees to string those lights (be careful PLEASE) and turn your yard into a winter wonderland. In Florida SNOW is not required.

BE AWARE that if you are going to install computer generated lighting in your soffits or outlining your roof line and leave them up year round, you will need ARC approval for that: B-PARCS 2.6.



So, on behalf of the ARC Committee: Jill Hoffmann, Mel Mills, Thelma Bryan, Orion Vanderlinde, our BCA Board Rep Nick Williams and myself we wish you, your family and friends a wonderful holiday season.

CDD Update

~Mel Mills, CDD Chairman



It is that time of year when we stop and give thanks for the many blessings that have been bestowed upon us. To be able to live in a GREAT community with such wonderful people.

The CDD Board has tried our very best to be conservative and fiscally responsible in it's thinking and approach to keeping Baytree pristine, safe, and competitive thus helping to maintain our property values.

This year has been a challenge having to deal with old and failing infrastructure that were not budgeted for. With that being said, we were able to transfer funds from several different budgeted accounts to pay for those failures. Now, the board needs to replenish those funds as to the reason for the increase in assessments. It was not an easy decision but we had no choice.

The board really appreciates the understanding that was shown by property owners in this increase!! This understanding and trust goes along way in helping the board to stay focused on our mission to give all residents the best possible outcome from the dollars spent. Hopefully, 2025 will be a better year so that we can restore our capital reserves to a level that will benefit all owners.

As Chair of the CDD board, it certainly is a pleasure to serve you on the board and I can say the same for the other board members. We, as a board want to wish everyone a great HOLIDAY SEASON filled with love, peace, prosperity, and happiness.



Community Information

Meet Phil Dore! Our New Windsor Voting Member (VM)!

Phil and his wife, Betsy, moved to Florida and purchased their home in Baytree in 2015. A native of California, Phil has been involved in the RV industry for most of his professional career. Along with his son, he currently owns an RV Dealership in California, specializing in rentals. In Florida, he oversees a couple of RV Resorts in southern Florida and manages their Associations.



Phil and his wife love to travel and have seen the better part of the world before settling down in Baytree and taking up golf. Phil can be reached at VMWindsor@BaytreeCA.org. Thank you Phil, for your time and effort!

An Update From The Baytree BCA Treasurer

~Arthur Hudson

On October 21st, we held the annual budget workshop which was attended by the BCA President and Treasurer, Fairway Management representatives and several Baytree Voting Members. After discussion, a proposed 2025 budget was developed and agreed to and was presented to and approved by the full BCA Board on 11/18/24.



There are several items of interest that should be noted:

- First, the annual assessment of \$95 will remain unchanged.
- Second, the BCA will once again contribute to the annual holiday lighting program conducted by the CDD.
- Third, the BCA newsletter will continue on a quarterly basis.
- Finally, the social events budget for 2025 was increased, which will continue to support the wonderful social events arranged by Sue Frontera and the social events committee.

In closing, my wife Barbara and I would like to wish everyone a wonderful holiday season and a happy and healthy new year!

Why Choose Cape Canaveral To Launch Rockets?

Until after World War II the cape was a stretch of barren, sandy scrubland. In 1947, it was chosen as the site for a missile testing range. The traits that kept settlers away, made the cape a perfect site for a missile range. The Cape was relatively isolated from populated areas, but it was accessible by road, rail and shipping, and the weather was good most of the year. In addition, it provided a huge over-water flight area removed from populated land masses and shipping lanes.

Cape Canaveral also was located near the Equator, which would prove to be an asset in ballistic missile testing and eventually space launches. Rockets launched from the Cape could take advantage of the rotational speed of the Earth, which is greatest at the Equator. The relative position of Cape Canaveral required less rocket engine thrust than would have been necessary elsewhere.

The additional fact that the Banana River Naval Air Station was available for occupation as headquarters just 15 miles south of Cape Canaveral caused military leaders to push ahead with the development of a missile range in Florida.



Baytree Recommends:

Where Do You Buy Your Baked Goods?

Mick Hill has great things to say about Yalaha Bakery. "This is a German bakery just north of Howie-in the Hills. We have been going there since it opened. On Saturdays, they usually have a band outdoors and open up the Biergarten. Their ovens are from Germany. On an adjacent property, there is an organic farm with a nice country store. Great Place. Worth the trip." <https://yalahabakery.com/>

Mick also recommends Simply Bread on A1A.

Judy Vaughn recommends **Jacqueline's Bakery** at 6977 N Wickham Rd, Melbourne. Judy says "that this bakery is excellent when you want good items with quality ingredients".



Join The Women's Lunch Group!



Open to women who live in Baytree. The goals of the lunches are to enjoy various local restaurants and provide a means for people to meet 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 12/6 at Yellow Dog Cafe.** Advance reservations are required and can be made by contacting Henrietta, at 407-234-8773 or thshuminsky@spectrum.net.