



## 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 ~Bob Eksten, BCA President

As I wish for each of you an enjoyable summer and some relaxation, I also wish to update you on some of what the BCA Board is doing.

First, you may recall receiving a proxy ballot in the mail a couple of months ago. This was an effort to amend our governing documents to ensure that homes now cannot be bought and immediately become rental properties. It requires new buyers of homes in Baytree to live in them for 18 months before they can be rented out.



Great news! We did get the required 309 (2/3 of all Baytree homes) “Yes” votes to implement this. Why is that important? Because it makes it very difficult for an investor or a group of investors to buy a number of homes here and immediately make them rentals. The problem with that is your property values suffer for a number of reasons. One is the issue of more and more people moving in and out of homes around you. Another is that renters and absentee owners seldom adhere to the same restrictions and maintenance of their rental’s landscaping and home exteriors as do fulltime resident homeowners. Thus, the BCA felt obligated to protect all Baytree homeowner property values by enacting this change. It is a win for all of us!

Secondly, the BCA board has formed a temporary committee headed by Wayne Wilkerson to address with the Baytree golf course owners (Fore Golf Partners) the issue of rain runoff from the golf course into resident’s lanais, pools or home itself. By the time this writing reaches you, it is our hope that the committee has been able to successfully work with the golf course to initiate some remedies for the homeowners that have recurrent rain runoff property damages. We hope this cooperative effort negates the need for any other homeowner actions. Please come to our BCA meetings to hear more details from the board and the Committee.

Finally, I continue to see and am dismayed by the number of people still speeding and running through stop signs in Baytree. It’s dangerous and irresponsible. Please obey the laws and do not endanger others.

My thanks to all residents who truly are great neighbors and who realize we live in a very special and beautiful community. The BCA board stands with you!

## Your Volunteer BCA Directors:

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

*Note: The BCA board held it's elections at our April Annual Meeting and our board remains the same - as do the positions. (The two open spots were Roma's and Art's and they were unopposed.)*

## Upcoming Events & Meetings

6/5	11:30am	Women’s Lunch ( <i>Ashleys</i> )
6/7	1:30pm	CDD Meeting ( <i>Clubhouse</i> )
7/11	10:00am	CDD Board Workshop ( <i>Clubhouse</i> )
7/17	1:00pm	BCA Meeting ( <i>Clubhouse</i> )
7/17	11:30am	Women’s Lunch ( <i>Squid Lips</i> )
8/14	11:30am	Women’s Lunch ( <i>TBA</i> )

# What's Happening?

## Amenity Spotlight: Tennis



Baytree has two lighted tennis courts available for resident and their guests use. Courts are open from dawn to 10pm, and are accessed via your Baytree key card. If you need a key card, contact the CDD District Manager, Jeremy LeBrun, at (407) 841-5524, or [jlebrun@gmscfl.com](mailto:jlebrun@gmscfl.com).

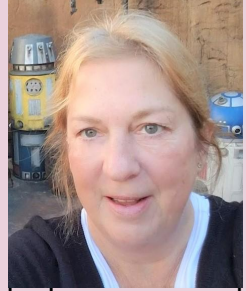
Baytree resident Jeff Finn, a solid 3.5 USTA-rated tennis player, is looking for a steady, competitive weekend doubles game (men or mixed) on our beautiful Baytree courts. If interested, please contact Jeff at [jafinn99@comcast.net](mailto:jafinn99@comcast.net).



Note: Play is limited to one 1 hour if others are waiting to use the courts. No food or glass permitted on the courts. Music should not be played.

## Hello From The Editor!

My name is Maureen Ksiez and I am the editor of this quarterly Baytree BCA newsletter. My husband and I, Brian Muskopf, purchased our home in 2018 and love living here! We have found Baytree residents to be a fun loving group and have made great friends! I have learned so much about Baytree and the local area by working on this newsletter. I hope you enjoy reading it as much as I enjoy creating it!



For the next newsletter, September, I would like to share your recommendations for "Special Occasion" restaurants. ***I would appreciate it if you would send me your favorite location(s).*** Please email your ideas to [maureen.ksiez@gmail.com](mailto:maureen.ksiez@gmail.com). Thank you!!!!

## A Note From Sue Frontera, Baytree's Social Committee Chairperson...

*"I want to thank everyone who has supported our BCA Events so far in 2023!!!*



*We'll have some more events this Fall and we look forward to seeing everyone at the Pavilion!"*

**THANK YOU SUE, FOR ALL YOU DO FOR BAYTREE!!**

## Baytree Mahjongg

Come join this fun group! Open to all 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.. Come, have fun, and meet new people!

## 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 Squid Lips on July 17th.* 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

## Street Light Update

~April Simmons, CDD Board Member

Part of my responsibility as a CDD Board Member are the street lights within Baytree. I have received several calls from residents regarding the lights blue/purple appearance. I would like to report that in March a detailed survey of each street light was completed, and I have shared my findings with Florida Power & Light (FPL). FPL has reassured us that Baytree is on their high priority list right after they are caught up with Storm Ian restoration. Thank you for your patience.



## Please Leash Your Dog When Off Your Property

Please do the right thing and keep your dogs on leashes while not on your property.



Please be considerate of your neighbors. Thank you!!!

## A Friendly Reminder: Sprinkler Schedule and Restrictions

~Roma Zimmerman, BCA Secretary

As we approach the peak of the summer season, it's crucial to ensure that our community's water resources are used responsibly. With that in mind, we would like to remind everyone about the St. Johns River Water Management District's (SJRWMD) sprinkler schedule and water restrictions. Let's work together to conserve water and maintain the beauty of our surroundings.



### Sprinkler Schedule:

To optimize water usage and minimize waste, SJRWMD has implemented a sprinkler schedule that divides properties into two categories based on address numbers. This system ensures a fair distribution of watering times throughout the week. Please take note of the following schedule:

- Addresses ending in an odd number: Watering is permitted on Wednesdays and Saturdays.
- Addresses ending in an even number: Watering is permitted on Thursdays and Sundays.

It's important to adhere to these designated days and refrain from watering on other days. By following the schedule, we can avoid excessive water usage and promote a healthier, more sustainable environment for everyone.

### Sprinkler Restrictions:

In addition to the schedule, SJRWMD has implemented certain restrictions to prevent water wastage and ensure conservation efforts are effective. Please be mindful of the following restrictions:

- Watering should only occur before 10:00 am or after 4:00 pm. Water for no more than 1 hour per zone. This allows water to penetrate the soil properly and minimizes evaporation during hotter parts of the day.
- Sprinklers should be set to avoid overspray onto sidewalks, roadways, and other non-landscaped areas.
- Use of water hoses without automatic shut-off nozzles is prohibited.
- During periods of daily rain, it is essential to disable your sprinkler systems to conserve water. Nature's own irrigation takes precedence during these times, and running sprinklers would only lead to unnecessary waste. By disabling the sprinklers and allowing the rainwater to nourish our lawns and gardens, we contribute to water conservation efforts and reduce the strain on our water supply.

By adhering to the sprinkler schedule, following the restrictions, and disabling sprinklers during rainy periods, we can collectively make a significant impact on water conservation in our community.

If you have any questions regarding the sprinkler schedule or water conservation practices, you may contact the Brevard County Water Conservation Department at [UtilityServicesContact@BrevardFL.gov](mailto:UtilityServicesContact@BrevardFL.gov) or call 321-633-2091.



# BCA Information

## Updates from the Baytree Community Association Board

### Hurricane Season Prep

~Rick Brown, ARC Manager

Well, its that time of year, yes that time of year that signals the beginning of Hurricane Season.

So, besides taking advantage of the tax free holidays to stock up on hurricane supplies, please take a look at the Baytree Community Association (BCA)

Declarations regarding the use of hurricane shutters. These Declarations (Article 13.21.11) lay out when you can use hurricane shutters and how long you can leave them up. It is important to become familiar with these Declarations, especially if you use hurricane shutters during named storms, as they are strictly enforced. These guidelines can be found on the BCA website ([www.baytreeca.org](http://www.baytreeca.org)), under the Documents Tab. Page down to the "Governing Documents" section and click on the the link entitled "Second Amended Declarations (recorded 05-22-23)". This will take you to a large document and the hurricane shutter guidelines can be found on page 36.

Another thing to keep in mind during hurricane season is to keep the road (storm) drains and gutters free of landscape debris. These can greatly impede the flow of water in the gutters to the drains and will, actually, cause flooding of some roadways. We ask homeowners to be vigilant during this time of year and remove any debris they find in the gutter in front of their homes and dispose of it with the Tuesday landscape pick-up from Waste Management. Please do the same thing if you see debris in the drain area. Keeping the storm drains and gutters free of landscaping debris can help keep excess water off your property and roads, especially during some of the heavy downpours experienced during hurricanes or our Florida Thunderstorms.

If we all do our part, everyone benefits. Thank you!



### Brevard County Yard Waste Maintenance Guidelines

~Jackie Curley, BCA VP

(Note: These guidelines are for the regular season and not during hurricane season.)



- 1) Landscape contractors are responsible for hauling away ALL yard waste and land clearing.
- 2) Branches, limbs, palm fronds and other materials are not to exceed 4-feet in length and 2-feet in diameter and 50 pounds in weight.
- 3) Yard waste cuttings, grass, leaves, small clipping and trimming may be place in a receptacle with a maximum 40-gallon capacity and must not weigh over 50 pounds.
- 4) The use of any type of bag (plastic or paper) for yard waste is prohibited.
- 5) Notify collector (321-636-6894) and arrange a special pick-up if weight and size does not meet the limits.

The Baytree community yard waste pick-up is on Tuesday. Residents are allowed to put their yard waste out on Sundays.

### Meet David Meier, New AVM for Balmoral/Southpointe!

David and his family moved into Baytree in 2012. He and his wife, Lisa, were born and raised in Melbourne. David attended FSU, while Lisa attended UF (house-divided). They have two boys, the oldest is currently attending college at TCU, and the youngest is a senior at Viera High. In addition, they have two dogs. They have enjoyed raising their family in Melbourne and hope to one day retire in the area. David has worked in the insurance industry for the past 25 years. He enjoys spending time with his family, playing golf with his friends, and traveling.



**Thank you David for volunteering to help your community!**

# Our Residents and Our Local Area

## JORDAN BLASS DRIVE MANSION.....

- According to public record, Cecil Fielder and Prince Fielder, father and son professional baseball players, once lived in the mansion on Jordan Blass Drive.
- The 25,136 square foot single family home sits on over 5 acres. It was built in 1991 and has 12 bedrooms and 14 bathrooms.
- It has a 4,000 bottle walk in wine cellar, private theater with ticket booth, performing arts room, a pool and a gymnasium.
- The home has 28' foot ceilings, all marble floors, an executive office fit for a king, an elevator, beauty parlor, a 6 car garage and 2 golf cart garages.

## STROLL Baytree

Stroll Baytree is always looking for families, pets, young achievers, special events and content for the magazine. What makes this publication unique to our Baytree community, is the content is all about us, the residents. It's not like any other publication, where most of the content can be found on Google. Without this, it doesn't exist. If you work with a charity, have had some fun travel experience, or have other ideas, please email me at [aprilsimmons8081@gmail.com](mailto:aprilsimmons8081@gmail.com).



## 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. (Prices subject to change without notice.)



## Rare Snowfall in Baytree!

Did you know that...on January 9, 2010, a storm during a cold snap brought mostly rain, but it later changed into sleet and then to snow. The snow was light, and there was no accumulation.



## Looking for Tacos???



In the mood for some excellent tacos? Try these local favorites!

- Taco City - 2955 S Atlantic Ave, Cocoa Beach FL, 32931
- Sergio's Tacos Mexican Grill - 5470 Murrell Rd, Rockledge FL, 32955
- Rock the Guac - 4265 N Atlantic Ave, Cocoa Beach FL, 32931
- Dakine Diego's Insane Burritos - 1360 Highway A1a, Satellite Beach FL, 32937
- Mexico's Grill - 5240 N Atlantic Ave. Unit #170, Cocoa Beach FL, 32931
- Epic Burrito Company - 3688 N Atlantic Ave, Cocoa Beach FL, 32931
- La Catrina Mexican Restaurant - 315 W Cocoa Beach Causeway, Cocoa Beach FL, 32931
- Salsas of Cocoa Beach - 5675 North Atlantic Ave, suite #119, Cocoa Beach FL, 32931
- El Leoncito Titusville - 4280 S Washington Ave, Titusville FL, 32780
- Chaparral Mexican Grill - 1341 N Cocoa Blvd, Cocoa FL, 32922
- Fiesta Azteca of Suntree - 6765 N Wickham Rd, Ste 100, Melbourne FL, 32940
- La Marimba - 3758 South Washington Avenue, Titusville FL, 32780
- El Sombrero Mexican Cuisine - 4990 Stack Blvd, Melbourne FL, 32901



# For Your Information...

## 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 David Meier	VMBalmoral@Baytreeca.org AVMBalmoral@Baytree.org
<b>Chatsworth</b> (37 Homes)	VM Bernard Bryan AVM Rafael Cedeno	VMChatsworth@Baytreeca.org AVMChatsworth@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:

BCA [www.baytreeca.org](http://www.baytreeca.org)

Facebook Baytree Neighbors

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 their distribution list.

## FIREWORKS!



Fireworks can be wonderful to look at and if you are a fan of fireworks, your BCA Board wants you to be aware of the following information regarding fireworks:

- Residents are permitted to set off fireworks on **three** days of the year; July 4th, New Year's Eve, and New Year's Day per Florida state law. ***That's it, no other days.***
- Residents are responsible to clean up any debris from your fireworks. Please do your part to keep Baytree beautiful!
- Fireworks look best at night, but please remember that your neighbors may be sleeping at this time. Please be courteous and adhere to local noise ordinances by setting off your fireworks prior to 10pm.
- Please be aware that most of your neighbor's pets will be frightened of the noise. Please be kind.
- Safety issues and the use of fireworks on days other than the designated holidays noted above can be reported to the Brevard County Sheriff..

## 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](mailto:jlebrun@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>