

BAYTREE

March
2024



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

~**Bob Eksten, BCA President**



Time does indeed fly by, fellow residents, and that includes my time as President of the BCA. My term expires at the end of March and I am retiring from the Board after over two years as President. However, I can do that with the knowledge that we still have a very capable Board to continue our mission of protecting your property values and keeping Baytree a community of great friends and neighbors.

Looking back on my term, a few things stand out. One is the dedication of all Board members to do their best for Baytree – despite all of us being unpaid volunteers that expend a great deal of time and effort for Baytree. My hat is off to each of them!

We have gone to great lengths in our efforts to be fair to residents who have covenant violations while still being fair to all Baytree residents. That is not easy and sometimes forces tough decisions that do weigh on us. But, we do what we believe is right and even going to court has resulted in rulings favoring us and our covenant enforcements.

On a happier note, I am always excited to see smiling faces at our social events. They are always well done and very enjoyable. If you’ve not gone to one, try it! You’ll be glad you went and mingled with nice neighbors!

I’m proud of the work we’ve done. I hope you’ll continue to support the Board, the ARC and all our committees. But now, it’s time for Jeannie and I to do more of what we truly love: travelling the globe!

My best wishes for good health and much happiness to each of you!

Upcoming Events & Meetings

3/12	10am	CDD Workshop (Clubhouse)
3/25	1:00pm	BCA Annual Meeting (Clubhouse)
4/3	1:30pm	CDD Meeting (Clubhouse)
4/7	1-4pm	Golf Simulator Party (Pavilion)
4/19	11:30am	Women’s Lunch (Dove III)
5/1	1:30pm	CDD Meeting (Clubhouse)
5/4	1:00pm	US Lawns-Landscaping Event (Pavilion)
5/13	11:30am	Women’s Lunch (Frigates)
6/5	1:30pm	CDD Meeting (Clubhouse)
6/10	11:30am	Women’s Lunch (Grills)

Your Volunteer BCA Directors:

President - Bob Eksten Vice-President - Jackie Curley
Director - Nick Williams Treasurer - Art Hudson
Secretary - Tom Harrison

Baytree Holiday Party!! ~**Sue Frontera, Social Committee Chairperson**

Our Holiday Party was a huge success in 2023 and I know that the Holiday Party on Sunday, December 8th 2024 will be bigger and better than any in the past!

We have hired Michael Van Ness and his company since 2021 and we have enjoyed him as our DJ and his DJ Tracy Oakes on a number of occasions! Well, I was the lucky grand prize winner of a contest he had for people that have used many of his services. I won the use of a 360 degree Photo Booth (\$900 value), which I am donating to my Baytree friends and neighbors that have been so supportive of me being your Social Committee Chairperson since 2020. This is why I had to choose the date for our Holiday Party already! **So, put 12/8/24, 12:30-4:30, on your calendar!**



All the Photo Booth pictures will be a free and fun addition to our end of year party! We’ll have our face painter and balloon artist as always, some food trucks too! Of course Santa will be there! Most important of all, TOYS FOR TOTS will be there with our favorite Marine, Max! Jim and Ann Thompson will make sure we have plenty of boxes for all the fabulous toys that we will donate and we’ll have another “share the wealth” raffle to benefit Toys for Tots! Let’s beat our 2023 drive which was one of the most successful one day events in Brevard County for Toys for Tots! Of course Paul Hill and Chris Hughes of Dirty Oar Beer Company will be setting up their beer tent again!

Thank you to all of my friends that help me with everything you can imagine to bring you these events!

What's Happening?

Golf Simulator Event, Sun 4/7!

~**Sue Frontera, Social Committee Chairperson**

I am changing things up a bit this year with some new and different events! I already have planned an unbelievable fun event on Sunday, April 7th from 1-4pm. We will have a great golf simulator trailer coming to our pavilion parking lot for all ages to try out this new and innovative experience! We will have contests of different types and all age groups competing for games such as "closest to the pin". This DRYVEBOX GOLF SIMULATOR is incredible. Kids can play too and everything is supplied by Dryvebox, clubs, contests, TVs to watch the action taking place inside. Music will also play and I will have a food truck. **So definitely put 4/7, 1-4 on that calendar too!**



Landscaping Educational Event! May 4th, 1pm at the Pavilion

Baytree Has A New Landscaping Company: US Lawns!



On May 4th at 1 pm, our new landscaping company, US Lawns, will host an educational event for residents at the pavilion. US Lawns will cover the basics of irrigation, plants, and flower choices for the community. In addition, US Lawns will provide refreshments.

Come on down and meet the folks from US Lawns and talk to the experts who will answer questions you may have about your lawn and other vegetation.



EXCLUSIVE OFFER!!!! Baytree Residents Get 10% Off at the Wizard of Oz Museum



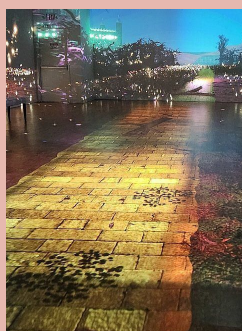
Bring the coupon below to the Wizard of Museum in Cape Canaveral and receive 10% off the admission price!

The museum has a unique collection and offers an immersive experience that allows visitors to feel as if they are inside various scenes from the beloved movie.

10% Off Admission Price for Baytree Residents!



wizardofozflorida.com Expires 12/31/24



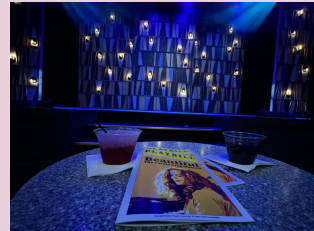
Local Theaters!! ~Maureen Ksiez, Editor

There is nothing like live performances, and Brevard county has plenty of them! Check out these wonderful performance venues.

The biggest is the **King Center**. With



all types of live performances, the King Center has something for everyone. Upcoming events include Paul Anka, Jesus Christ Superstar, Marshall Tucker Band, Vicki Lawrence, The Price Is Right Live and more. 3865 N Wickham Rd, Melbourne, FL 32935, (321) 242-2219, www.kingcenter.com.



About 30 minutes north is the **Titusville Playhouse**. A smaller, more intimate venue, the theatre provides professional quality entertainment. The Mainstage theatre is an intimate space with

spacious seating, and the Shuler Stage is an open-air pavilion with amphitheatre-style seating. Upcoming performances include Cabaret, Menopause, The Musical, Tootsie. 301 Julia St, Titusville, 32796 321-268-3711 titusvilleplayhouse.com

In historic Cocoa, we have the **Cocoa Village Playhouse** providing affordable community theatre.



With its family of local performers and technical staff, the playhouse's full line up of Broadway Musicals have earned it the nickname "Broadway on Brevard". There are several upcoming performances that the kids will enjoy including Sponge Bob, Finding Nemo Jr, and the Lion King Kids.



We also have the **Henegar Center** in downtown Melbourne, located at 625 East New Haven Ave, 32901, (321) 723-8698, henegarcenter.com. Upcoming shows include include Diana The Musical, 8 Track, The Bodyguard, and more.

LOOK!! Check Out These Baytree Websites:

Facebook: Baytree Neighbors
BCA www.baytreeca.org
CDD www.baytreecdd.org



Join the Neighbors of Suntree!

Looking to meet new people?

Our last event of the season will be April 11, 2024. The luncheon is held at the Suntree Country Club. Our theme will be Up, Up, and Away! We will celebrate our accomplishments throughout the year. We invite you to come and get acquainted with your neighbors and community. If you are not a member and would like to attend the luncheon, please get in touch with Patti Coggins at pcogg1@aol.com. Reservations are required.

Community Information

Baytree to Elect Directors to Three Open Seats on the Board

The Baytree Community Association's Board of Directors consists of five members. Art Hudson was elected last year for a two-year term and Tom Harrison is carrying out a two-year term. This year, three directors' positions are open for two-year terms. Nominations have been received for Jackie Curley and Nick Williams.

If you are interested in serving on the Baytree Community Association's Board, please let your neighborhood Voting Member know. You may also contact Paula Mathes at 321-777-7575 or email at paula@fairwaymgmt.com.

Please note that nominations will also be accepted from the floor the day of the meeting by Voting Members and any property owner living in Baytree.

Voting for the open BCA board positions will take place at the Annual Meeting of Voting Members which will be held on Monday, March 35, 2024 at 1pm at the Baytree Golf Clubhouse.

VOLUNTEER! VM Positions Open For Chatsworth & Turnberry:

This is your chance to get involved in your community. You'll meet new people too!

The positions of Voting Member (VM) for both Chatsworth and Turnberry are open. If you are interested in volunteering, please contact Paula Matthes at 321-777-7575 or email at paula@fairwaymgmt.com.

**Position open as of writing of this newsletter.*

Meet Tom Harrison! New BCA Secretary



Tom and his family migrated to Melbourne from upstate central NY in 1957 when he was in the 7th grade at what is now the Henegar Center. Being no stranger to Brevard County, he has been witness to the incredible growth and varying economic times of the area. He married Elaine in 1968. They have two children - a daughter and family in Connecticut and a son and family in Minnesota. Tom and Elaine recently celebrated their 55th anniversary. They enjoy sharing time with friends and family, traveling and playing golf.

After graduating with a Bachelor of Arts and Science from Florida State University, 5 years in the US Air Force, receiving Masters of Arts and Masters of Business Administration degrees, 25 years in the corporate world and 20 years running his own consulting business (international employee benefits), he and Elaine (RN) retired. In 2011, after a transitional period "snow birding it" in Suntree, they became members of the Suntree Country Club. They sold their residence of 42 years in Massachusetts, purchased their current house in Saddleworth in 2017 and became permanent residents of Florida in 2019. Tom assumed the role of Voting Member for Saddleworth in 2020 and has been an active participant in BCA Board meetings and various community activities it supports.

With his appointment to fill a vacancy on the Board, Tom looks forward to assisting the Board as it conducts its role in helping to protect property values and keeping Baytree a great community in which to live.

TREES, TREES, TREES:

~Rick Brown, ARC Mgr



Recently, the ARC Committee has received a number of requests to **remove trees** as per the NINE Steps to Follow in Removing and Replacing Trees that was on the Baytree website (baytreeca.org). Unfortunately, the information contained within the NINE Steps was no longer valid as the County requirements for hardwood trees had changed. So, the Committee developed a NEW document to help property owners deal with removing trees (primarily hardwoods) called Easy Guide to Tree Removal and Replacement 11-2023.

We believe it is a simpler guide to follow when you need to remove a tree. It has been loaded onto the BCA website (www.baytreeca.org) and can be found by clicking on Architectural Review and scrolling down to the Easy Guide to Tree Removal and Replacement document and clicking on that document.

If, after reading this document, you still have questions, please feel free to reach out to me via

arcmgr@baytreeca.org or come to one of our meetings every other Monday at 8:30 AM at the Pavilion. If its raining, we meet at the Golf Course Clubhouse.



Meet Carolyn Finn! New Saddleworth Voting Member (VM)

Hi! My name is Carolyn Finn, and I'm Saddleworth's new VM. My husband Jeff and I moved here 3 years ago when he accepted a job as a Configuration Management Engineer at Northrop Grumman. Since then, two of our three children have moved down here to join their father at NG, which makes living in this area even more enjoyable. Another great aspect of living in Baytree has been being able to represent my beautiful subdivision as well as assisting on the social events committee and co-chairing the fun Baytree Ladies Luncheons. It really did not take long for Jeff and I to feel so welcome in our beautiful Baytree neighborhood!



Good To Know...

HOW DOES THE VIOLATION PROCESS WORK?



~Nick Williams, Director BCA Board

Got a letter from Fairway Management a while back. Said I had weeds in my landscape beds. It had been raining quite a bit, so I ignored it since it all looked fine to me. About 3 or 4 weeks later I got the same sort of letter again. It said I would be getting fined if I didn't get rid of the weeds in 14 days. I really didn't see anything too bad, so I ignored the letter again. I mean, those weeds would be gone in a flash when it got hotter toward summer. I guess I thought this had all self-corrected, and I basically forgot all about it.

Well, about 3 weeks later I got a Certified letter. I've never received a Certified letter before. I thought it was some kind of marketing trick so I didn't want to sign for it. The mail carrier assured me this was probably important, so when I opened it up I was dumbfounded to see that I was being fined \$25 dollars per day until I cleared the violation!

The lucky part about this was that the letter scheduled me for a Due Process Committee hearing in 14 days to plead my case. I immediately called Fairway Management to find out what all this meant. The hearing would take place whether I attended or not. The fine would begin immediately unless the Committee decided otherwise. Well, to say the least, I got rid of my weeds ASAP, and the fining did not start.

I often wonder what would have happened if I had ignored that Certified Letter, or never gave Fairway a call. Well, I found out later that I could have been fined a maximum of \$2,000!! Safe to say that I won't be ignoring communications from Fairway or our Homeowners Association in the future. Everyone was very accommodating and would have given me all the time I need to correct the violation if I had extenuating circumstances.

ALL IT TAKES IS A QUICK CALL!!

BCA Neighborhood Voting Members

The VM is your representative and will be casting votes on matters impacting your neighborhood. VM/AVM = Voting/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	maureen.ksiez@gmail.com AVMBalmoral@Baytree.org
Chatsworth (37 Homes)	VM Open AVM Rafael Cedeno	VMChatsworth@Baytreeca.org AVMChatsworth@Baytreeca.org
Hamlet VM (49 Homes)	VM - Crystal Folgmann AVM Celeste Abjornson	VMHamlet@Baytreeca.org AVMHamlet@Baytreeca.org
Kingswood (48 Homes)	VM Sandy Schoonmaker AVM Arthur Breitrer	VMKingswood@Baytreeca.org AVMKingswood@Baytreeca.org
Saddleworth (32 Homes)	VM Carolyn Finn AVM Jeff Finn	VMSaddleworth@Baytreeca.org AVMSaddleworth@Baytreeca.org
Turnberry (64 Homes)	VM Open AVM Paul Hill	VMTurnberry@Baytreeca.org AVMTurnberry@Baytreeca.org
Windsor (137 Homes)	VM Paul Panikowski AVM Phil Dore	VMWindsor@Baytreeca.org AVMWindsor@Baytreeca.org

Please Don't Feed Wildlife!!

You may have the best intentions, but feeding wildlife is **illegal and dangerous** for both you and the animals.



Human foods are **not healthy** for wild animals. Animals that eat our food may stop eating the nutrients they need to survive. They can stop hunting, foraging, or scavenging as they would naturally.

Depending on humans for food is called food conditioning. **Food Conditioning** is dangerous for animals because it can lead to serious consequences like getting sick, starving, or even having to be killed if they become too aggressive. Animals can lose their fear of people when they get used to eating our food. Because they approach you people might think the animals are tame like our pets at home, but they are still wild creatures. If the animal feels threatened for any reason, it could bite, kick, charge, or attack you.

Let them stick to their natural diet. Feeding wildlife isn't safe for the animals or for you.

Be In The Know!

Every month, your VM/ sends an email with upcoming Baytree activities. They also send recaps of BCA and CDD meetings. To receive these emails, send your email address to your VM and they will add you to the list.

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	aprilsimmonsccd@gmail.com

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 interested, please contact Henrietta Shuminsky, host, to be added to the group email list. **Our next lunch will be on 4/19 at Dove III.** Advance reservations are required and can be made by contacting Henrietta, at 407-234-8773 or thshuminsky@spectrum.net.

