



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



Good news! Although in Florida September is just another way of spelling August, we soon will have much better weather for all your outdoor activities! Fingers crossed!

In our June newsletter, I expressed hope for good news for those of you with water runoff from the golf course that comes into your lanais or pools. We appointed a committee headed by Wayne Wilkerson to speak directly to the owners (Fore Golf Partners) to seek remedies for this problem. Unfortunately, FGP took a firm stance that all golf course drains have been inspected and are working properly and that runoff into lanais/pools are solely the responsibility of the homeowner or his builder. They also told Wayne that you should not trespass onto the golf course and that any further action on the BCA’s or homeowner’s part would be a big mistake.

I, for one, beg to differ on all those points. I have lived in my home for 22 years and I did not have this problem until almost 10 years ago. However, the BCA cannot be involved as our attorney has stated that we own no land and we would have no legal standing should this become a court issue. Thus, I can only tell those who do have water intrusions in a non-hurricane or non-tropical storm scenario that you may want to speak to the County Code Dept., the County Dept. of Natural Resources and/or St. Johns River Water Mgmt. District. As I occasionally do get a completely flooded lanai and lots of water coming from the golf course into my pool (making my pool unusable for a period of time as we don’t know what chemicals have also come in with the runoff), I have already begun that inquiry process to see exactly what my rights are in this matter. But, I am only acting on my behalf at this point.

I wish I didn’t have to write this kind of article as I prefer to look at all the great positives going on in Baytree. But, although we have discussed the above and other matters at length at our BCA meetings, few residents are there to add their views, ask questions or to tell us what is most important to them. We would love to meet and hear from you in person. After all, you are why we serve on the BCA board.

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

Bob Eksten
BCA President

Upcoming Events & Meetings

9/11	11:30am	Women’s Lunch (<i>Bonefish Grill</i>)
10/5	1:30pm	CDD Meeting (<i>Clubhouse</i>)
10/9	11:30am	Women’s Lunch (<i>Coasters Pub & Biergarten</i>)
10/15	2-4pm	“Stay Tuned” Concert (<i>Pavilion</i>)
11/6	11:30am	Women’s Lunch (<i>Long Horn Viera</i>)
11/8	10:00am	CDD Board Workshop (<i>Clubhouse</i>)
11/12	1-3pm	Fall Car Cruise-In (<i>Pavilion</i>)
11/13	1:00pm	BCA Budget Meeting (<i>Clubhouse</i>)
12/2	12:30 - 4pm	Baytree Holiday Party (<i>Pavilion</i>)
12/4	11:30am	Women’s Lunch (<i>Cafe Margaux</i>)
12/7	1:30pm	CDD Meeting (<i>Clubhouse</i>)

Your Volunteer BCA Board:

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

What's Happening?

Upcoming Baytree Social Events

By Sue Frontera, BAYTREE's Social Committee Chairperson

I hope everyone had a great summer! I'm ready to bring back some fun events to our Baytree pavilion.

Our first event is scheduled for Sunday, October 15th, 2 - 4pm. We have **Stay Tuned Acoustical Duo** coming back to Baytree to play music and sing for us. Mike and Tammy Hance were here last March and we had a great time! **This is a BYOB event and some snacks provided.**





Then, on **Sunday, November 12th, 1:00-3:00**, we'll have our **3rd Classic Car Cruise In!** Check out some beautiful vehicles while enjoying some **FREE ice cream from our favorite ice cream truck, Strong Island Ice Cream.**

Our final event of 2023 will be **Baytree's Holiday Party!** Come join your friends and neighbors on **Saturday, December 2nd, 12:30-4:00.** We will have DJ Tracy Oakes from Michael Van Ness Entertainment. There will be BAYTREE's resident, Paul Hill and his business partner, Chris Hughes, serving up their craft beer at their Dirty Oar Beer Tent. They generously have donated their great beer to our holiday event each year! There will be a minimal charge for beer and wine, profits go back into the BCA social committee budget to help fund the events.



There will be some food trucks, so come hungry and support these local businesses! Make sure you have your cameras ready to take pictures with our special guest from the North Pole! There will be other fun activities at this event to be announced.

Most importantly, our Baytree resident, Jim Thompson, once again, will have the **Toys for Tots** donation boxes at this event and hopefully one or two Marines that we can thank in person for their service! Please remember to bring some new, unwrapped toys for girls and boys of all ages to help bring smiles to children that otherwise may not receive any toys on Christmas morning.

Thank you all for your support, I'm looking forward to seeing old friends and meeting new friends at these events!

NEW! SAMBA!!

Join your neighbors in learning this fun card game! This new 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.



Looking to meet new people? Join the Neighbors of Suntree!

The Neighbors of Suntree, Inc. (NOS) 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.

The first event of the season is the Fall Welcome Coffee on September 28th, at the Suntree Country Club. Reservations are required. The event cost is \$15. Contact Patti Coggins at 321-750-5284 / pcogg1@aol.com for more information. Your Welcome Coffee reservation form and check must be received by 9/13, see page 5 of this link to the NOS newsletter

<https://neighborsofsuntree.org/newsletters/>

Also, join us for our next **Mahjong Marathon** friendly competition on 10/3. Contact Maureen Ksiez at maureen.ksiez@gmail.com or 845-548-1906 for details.



We hope to see you there!

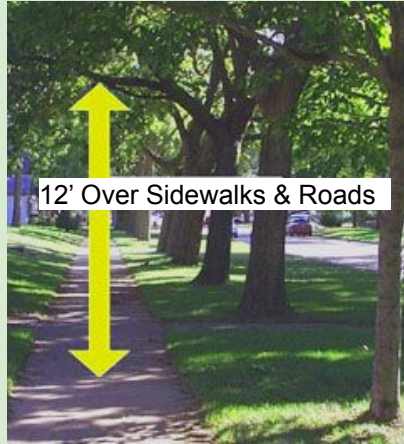
BCA Information

Architectural Review Committee Update

~Rick Brown, ARC Manager

Just a couple of updates from the ARC Committee:

Remember that if you have trees on your property that overhang the sidewalk or road that you are required to keep a 12 foot high clearance from the sidewalk or road to the first branch of the tree. This is so that residents walking will not hit their heads on branches. The same for the tops of trucks moving on the roads.



Recently the Committee has reviewed and approved a number of applications for roof replacements. With these applications we require a copy of the roofing contractor's license and proof of General Liability Insurance and Worker's Comp Insurance. This is for YOUR protection, not the BCA's. Given the timeline to obtain roofing materials, often the contractor's license and/or insurance policies expire. Therefore we highly recommend that once your roofing material arrives is to check and make sure the contractor's license and insurance policies are in effect BEFORE he begins the actual replacement of your roof. Otherwise, should someone get injured on your job and the contractor's insurances have expired that injured party is more than likely going to sue you under your homeowner's insurance policy. That, you most definitely want to avoid.

Should you have any questions, please feel free to send Rick Brown an email at arcmgr@BaytreeCA.org.



A Note From The Treasurer

~Arthur Hudson



On October 16th we will hold the annual Baytree Community Association 2024 Budget Workshop. At that meeting we will establish budgets for the BCA's 2024 operation. In preparing the budget we will look at historical financial data and forecast into the future what we believe the level of expenditures will be. While this usually works out pretty well in forecasting future expenses, without a crystal ball there is always the possibility that budgets will be a little off. This is the case with the current year budget performance.

At this writing we are currently forecasting an overrun to budgeted expenses of approximately \$4K. Contributing to this overrun is the expense of a one-time nonrecurring expenses associated with the Amendment of the Declaration of Covenants and the Notice to Preserve and Protect Documents along with postage and office expenses associated with the publication and distribution of the quarterly newsletter. Fortunately, the BCA is able to absorb these overruns without negatively impacting current year operations. This year's level of expenditures will be taken into consideration when establishing next year's budgets.

In summary, we continue to have a strong balance sheet with a good cash position, while budget performance is being negatively impacted by non-recurring events as well as unplanned recurring events.

Meet new Rafael Cedeno New AVM for Chatsworth!

Rafael was born and raised in Puerto Rico. His family relocated to Connecticut where he remained until graduating High School. He served in the United States Marine Corps and earned his degree in Engineering during that time. He currently works as an Engineer servicing Linear Accelerators in the Radiation Oncology departments throughout the country. He lives with his wife Samantha, who is a Melbourne native, and their four children. Rafael enjoys travelling, barbecuing, and is an avid car and truck enthusiast. Although his home backs up to the golf course, he is not fond of the sport or the holes in the pool screen.



What's Happening Continued... Ladies Join Us For Golf!

The Baytree Ladies Golf Association is starting its new season of league golf. Please join us Oct. 10th, 8am at Baytree National Golf Course. Our league plays every Tues, Oct thru May. Yearly dues are \$32 and cover prize money, luncheons, & more. The league has approx 40 members from all walks of life. For more info, contact Mary Ann Beggs at 321-480-7050 or mbeggs5615@aol.com.



Community Updates

CDD Update

~Mel Mills, CDD Chairman

On behalf of the Baytree CDD Board, I wish everyone a wonderful fall and also hope that your summer was filled with fun, relaxation, and safe travels.

The board is confronted with many new challenges due to an aging infrastructure. A well used for landscaping irrigation went dry, therefore a new well will be drilled in the near future. Damage done to the pool bottom which may mean a complete resurfacing of the pool bottom. An ongoing issue with the underground electric cabling as you enter the community is resulting in a shortened LED lifespan and the tripping of the GFI's when it rains. Lake bank erosion continues to be an issue of which the board is getting guidance from our engineer on a work in progress plan to remediate the issue. The increased costs of our vendors providing services to the community also poses a budget challenge. Insurance is another main concern.

With all of that being stated, the board decided not to increase the CDD assessment for the coming budget year, in part due to increased costs that our residents are incurring.

This past year the board elected to make necessary improvements to the community. Our streets were sealed providing an extended life of 3 to 5 years before possibly having to do a mill and resurface according to our engineer. New doors and hurricane film were installed in the front guard house. No trespassing and no fishing signs were installed by the lakes at the request of our insurance company due to snakes and alligators. New gate mechanisms were installed at the rear gate after many years of service. The preserve areas were cleaned up where they were intruding beyond their boundaries. The board decided to repair or replace cracked, broken, or raised sidewalks that were not budgeted for. In addition, there were many other maintenance issues addressed and repaired or replaced. The purple lights that are spotted throughout the community is a manufacture defect and we are waiting for their replacement.

Hurricane season is here and I want to remind everyone to PLEASE NOT PUT YARD WASTE IN THE GUTTERS!!! All of the drains have been inspected and cleaned to make sure that flooding will be kept to a minimum. Yard waste getting into the drains definitely cause real problems whether there is a hurricane or not.

To all of our new residents we warmly welcome you to the Baytree Community and hope that you find it to be friendly and welcoming . Please take time to get to know your neighbors . The CDD and the BCA Boards do welcome you to attend any of our meetings at anytime to learn about your new community. I encourage you to get involved as best as you can.

Proper Disposal of Paint ~Maureen Ksiez, Editor

Brevard residents may take unwanted cans of paint to one of three collection centers for disposal at no cost. All three facilities are open Mon-Sat, from 8am - 4pm.

- Sarno Landfill - 3379 Sarno Road, Melbourne
- Central Disposal Facility - 2250 Adamson Road, Cocoa
- Mockingbird Mulching Facility - 3600 South Street, Titusville



Do not bring empty paint cans to the collection centers. Paint cans that are empty, hardened or dried up (no liquid) can be safely disposed of in your regular trash. (Note: A friend of mine told me that cat litter is a great way to dry up paint.) Remember to always remove the lid from the paint container before placing in the trash and **never put cans of liquid paint in the trash.**

The Snow Birds Return...

By Sandy Schoonmaker, VM
Kingswood

Not the human kind, but the avian kind. The fall bird migrations have begun, much to the delight of the many residents who enjoy watching and photographing the birds that call Florida home.



A favorite birding site is the **Orlando Wetlands** located on Wheeler Road in Christmas about 40 miles from Baytree. The 1,650 acres of flooded wetlands provide miles of trails where walkers can spend the day exploring nature.

For those who do not want to walk miles, a short distance from the free parking is the year-old boardwalk that meanders through the swamp along a cypress forest. Viewed from the walkway, the cypress trees stand regally in the water, providing a seasonal rookery for storks and egrets.

Underneath the walkway in the shallow swamp are found a variety of birds including whistling ducks, grebes, mallards, gallinules, swimming along oblivious to the sounds of the humans standing above them. No binoculars nor long-range lenses required for these.

Alligator hunting? They are often found lurking in the waters along the boardwalk. Do not be surprised if one snaps up an unexpected bird.

For non-walker or for those who want a guided tour, volunteers provide free tram service on Friday, Saturday, and Sunday from 9:00 am – 3:00 pm, September through May. The drivers know where to go to get the best sightings and are responsive to their passengers' interests, stopping for photo ops and closer observation. While this is a free service, donations are gladly accepted!

Picnic pavilions, modern restroom facilities, and nature at your fingertips...take a day to visit this central Florida park.

Our Residents and Our Local Area

Restaurant Recommendations From Your Neighbors

For that special occasion...

From resident Shelly Cominio.. "I love Pompano Grill in Cocoa Beach. They have the some of best appetizers, steaks and seafood in the county. Small..intimate restaurant. Everything is cooked to order and is excellent. Great cocktails and wine."

She also says "Yellow Dog Cafe in Malabar has a very nice Wiener schnitzel and excellent entrees. The dessert tray is to die for.. and most of the desserts are made in house if not all of them.



This restaurant has one of the most beautiful views of the river. You have to sit on the undercover back porch to appreciate all of the old FLORIDA charm."

One last recommendation from Shelly..."Dijon's in Melbourne Beach is very good and they have Bananas Foster made tableside for dessert. Local favorite." Thank you Shelly!!

Another Baytree resident second's Shelly's recommendation for Yellow Dog Cafe and Dijon's. Dijon's Steak and Lobster House, 522 Ocean Ave, Melbourne Beach, 321-722-2737, Yellow Dog...South US1, 321-956-3334.

For more casual dining...

For more casual dining, residents recommend El Chico. "Our favorite Mexican restaurant is El Chico



which serves Tex-Mex. We lived in San Antonio for many years. And El Chico is better than many of the Mexican Restaurants along the San Antonio River. El Chico is located at 1751 Evans Road, Melbourne, 321-722-4622. Its right up from 192 and around the corner from the Melbourne Mall."

"In addition, we often have lunch at Chez Cani located in the Fresh Market Mall. The couple who own the restaurant are French and have super French Bread and deserts. Unfortunately, they told us they are looking for someone to buy the restaurant, and if you haven't tried it, I suggest you do before they sell. Chez Cani is at 6375 North Wickham321-610-3601."

Baytree Residents Help The Hungry and Homeless ~ Rick Brown



My wife, Pat, and I started volunteering at Daily Bread some 8+ years ago through our Church, St. John the Evangelist Catholic Community. We help serve the daily meal provided by Daily Bread to the homeless.

That's what most people believe is the purpose of Daily Bread and, to some extent, it is. Last year it provided close to 50,000 meals to the homeless. They do this 365 days a year.

What people don't realize is that Daily Bread does much more. They distribute over 1 million pounds of food annually to 26 local agencies. They also facilitate hot showers, laundry facilities, clothing, shoes, toiletries, medical services and emergency housing. But their ultimate goal is to work with each homeless person to find a pathway to get that individual off the streets and into a permanent home and employment. This is not as easy as you may think. Most importantly, their staff provides personalized case management to help each person find their pathway off the streets and into housing. Since 2019 they have been successful in placing over 400 people into permanent housing. This is not an easy objective to accomplish especially given the low income housing shortage in Brevard coupled with the 37% increase in the number of homeless people from 2022 to 2023.

These herculean tasks rely on the generosity of the entire Brevard Community. Over 43% of their operating budget comes from individual small, medium and large donations as well as from local corporations and churches. Many behind the scene services are provided by a myriad of loyal volunteers but more are always needed. As an example it takes over 100 volunteers a week to just serve meals, sort donations and operate the hygiene center.

So, if YOU want to support what Daily Bread is trying to accomplish you can do this by contacting Brandy Bean (brandy@dailybreadinc.org) for donations or Claudia Devitt (claudia@dailybreadinc.org) to volunteer. Their annual World Dignity Breakfast (fundraiser) is being held on October 19 at the Hilton Rialto. There are many donation opportunities available. You can go to their website, www.dailybreadinc.org to learn more.

It is amazing that an organization that was started Jan. 25, 1988 serving 14 meals has grown to a community partner whose goal is to ensure no one faces hunger or homelessness alone.

Hopefully YOU might want to get involved.



For Your Information...

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 Bonefish Grill at The Avenue in Viera. Advance reservations are required and can be made by contacting Henrietta, at phone: 407-234-8773 and email thshuminsky@spectrum.net.



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 Christine Applegate 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	aprilsimmonsccd@gmail.com