



Baytree Bulletin

VOLUME 12, NUMBER 2, DECEMBER 2012

PRESIDENT'S COMMENTS

by David Taylor, BCA President



With December arriving we are in the middle of the holiday seasons and the Baytree Community Association would like to extend best wishes to the residents and their families. On the 29th of November the Board met and approved the budget for the next year and again we have maintained the Home Owners Association fee at \$95.00. I would like to thank our Treasurer Tony Fugaro and the Voting Members for their work on preparing the budget.

At this meeting the Board also approved a proposal by United Parcel Service (UPS) to utilize golf carts for package delivery during the holidays. This arrangement has not been finalized but the Board approved a one-year trial to evaluate the benefits to this approach that has

been successfully used in other Deed Restricted Communities.

Over the past year a couple of issues have arisen that I wanted to bring to the attention of the community. First, the county has noise restriction ordinances for Sundays. I would like to ask the community to recognize that lawn mowers and leaf blowers or other loud equipment are not to be used on Sundays. This is the sort of rule that is difficult to enforce and I would like to ask the residents to try to comply.

Another topic is the use of golf carts in the community. I have received several complaints and have personally observed underage children driving golf carts in Baytree. The county also has regulations on the use of golf carts and residents are allowed to use them but the use by children is not allowed. I would like to ask parents to exercise a little bit of caution in letting unlicensed kids drive golf carts on the streets.

As a Deed Restricted Community, I would like to emphasize the role played by the Architectural Review Committee (ARC) in maintaining the high standards we enjoy in Baytree. The ARC is made up of several volunteers, a Board member (Tony Fugaro) and Susan Bell who dedicate a great deal of their time reviewing landscaping and construction plans, including house painting. It is a significant commitment of time for

the ARC members and I want to remind residents, some of our newer members to use the ARC in the planning cycle. Susan is a remarkable information source for planting and has over the years learned a great amount during her dealing with horticulturists and the engineers with the county and St. John's Water District.

Some of the other activities of the BCA include a review of the ARC committee processes and how we can make them more accessible and efficient. This study is being conducted by the BCA Vice President Ray Knight with support of some volunteers and should be ready for the next board meeting early next year. Lou Castro is running the community relations committee and is always looking for volunteers and new ideas.

Best Wishes this Christmas Holiday,
Dave Taylor

BCA BOARD OF DIRECTORS... 2

CDD SUPERVISORS..... 2

BCA COMMITTEES.....2

BCA VOTING MEMBERS.....2

BOARD OF DIRECTORS

President David Taylor 693-9224
dtaylor193@cfl.rr.com

Vice-President Ray Knight 751-9360
rknight@ch2m.com

Secretary Lou Castro 752-0274
lgcastro@digital.net

Treasurer Tony Fugaro 253-3618
fugarot@yahoo.com

Director Dick Gilbert 254-4030
rsg1962@msn.com

COMMUNITY VOTING MEMBER CONTACT INFORMATION**Arundel**

Robert Kodsi 751-7878
1404 Arundel Way Triconreal-estate@cfl.rr.com
Alternate TBD

Balmoral

Joe Malinak 757-3912
1123 Balmoral Way jmalinak@cfl.rr.com
Alternate Micky Hill 751-3589
1103 Balmoral Way
mhill69@cfl.rr.com

Chatsworth

Joe Falcone 622-6530
834 Chatsworth Dr.
dunkin613@aol.com
Alternate Bernard Bryan 259-2947
884 Chatsworth Dr. bryanbnn@bell-south.net

Hamlet

Parker Stafford 751-8653
8062 Old Tramway Dr. staffps@bell-south.net
Alternate Len Jean 253-3517
8002 Linford Ct. ljeanski@aol.com

Kingswood

Sandy Schoonmaker 241-4002
403 Berwick Way
schoon67@cfl.rr.com
Alternate Bob McPeak 806-0442
8029 Kingswood Way bob@mcpeak-online.com

Saddleworth

Chuck Westrip 775-4200
7980 Kessington Ct. cwestrip@cfl.rr.com
Alternate TBD

Turnberry

Arlowa Allen 259-9056
8022 Bradwick Way
aallen8@cfl.rr.com
Alternate Sue Kirwan 253-5498
511 Royston Ln.
SSC12345@aol.com

Windsor

Maggie Sherbin
478 Birchington Ln. maggiasherbin@gmail.com
Alternate TBD

COMMITTEE LIAISONS**Standing Committees**

ARC - Tony Fugaro 253-3618
fugarot@yahoo.com

Budget - Tony Fugaro 253-3618
fugarot@yahoo.com

By-Laws - Dick Gilbert 254-4030
rsg1962@msn.com

Community Relations - Lou Castro
752-0274 lgcastro@digital.net

Professional Review - Ray Knight
751-9360 rknight@ch2m.com

Due Process - Virginia List, Chair
751-0196 geneandginny@Listfamily.org

Nominating - Ray Knight 751-9360
rknight@ch2m.com

Ad Hoc Committees

Newsletter - Maria Hernandez, Editor
751-0014 mghernandez1@bell-south.net

Website - Jim Blake 259-3436
webadmin@baytreecommunity.org
David Taylor 693-9224
dtaylor193@cfl.rr.com

ARC Committee Members

Susan Bell, ARC Manager 255-9838
Nancy Green 254-7908
imnancy47@cfl.rr.com

Tony Fugaro 253-3618
Fugarot@yahoo.com

Rhonda Vitou 610-4770

Due Process Committee Members

Virginia List, Chairman 751-0196
geneandginny@Listfamily.org

James Byers Unlisted jnnbyers@aol.com

Jack Kane 255-5363 baytree-jack@aol.com

Tony Studds (alternate) 757-9911
tstudds@cfl.rr.com

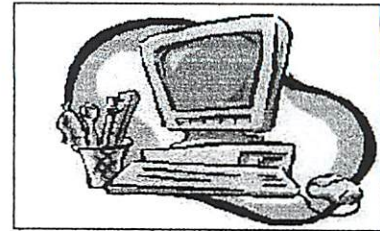
BAYTREE BCA WEBSITE

The BCA maintains a website for Baytree information and news. Please check it out at:

<http://www.baytreecommunity.org>

The CDD also maintains a website for Baytree information and news. Please check it out at:

<http://baytreecdd.org/>



BAYTREE COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Chairman Edward Rizzotti
242-8040
erizzotti@cfl.rr.com

Vice Chairman John Finafrock
751-0241
jfinafro@aol.com

Supervisor G. Melvin Mills
253-4613
gmmills@cfl.rr.com

Supervisor Maria Hernandez
751-0014
mghernandez1@bellsouth.net

Supervisor Robert Eksten
253-8215
reksten@cfl.rr.com



December 2012

Seasons Greetings

TO: ALL BAYTREE HOMEOWNERS

2013 Assessment and Budget

The Board of Directors adopted the attached proposed 2013-operating budget in November. Please be advised effective, January 1, 2013 your **annual assessment remains at \$95.00**. This payment is **due on January 1, 2013** and will become delinquent on January 31, 2013. **Late payments** will be charged \$25.00, plus 18% interest per annum until paid. Please make your **check payable to: Baytree Community Association (BCA)** and **mail to: P.O. Box 100130, Palm Bay, FL 32910-0130**. An **invoice** is also attached for your convenience. **No other invoice will be mailed.**

Property Inspections

The Agent for Bayside Management Services inspects the condition of your home using drive by methods. Letters are sent to those owners not in compliance asking that action(s) be taken to resolve any issues that may have been overlooked. Now is a good time to do some "winter cleaning" to ensure that your property meets the standards of our deed restricted community. Management mailed over 300 letters in 2012 alone addressing issues such as cleaning the sidewalks and driveways, removing rust on homes, cleaning roofs, trimming and fertilizing palm trees, to name a few.

Tree/Shrub Clippings - We also continue to experience landscape clippings being put in the street after trash has already been picked up or prior to Sunday PM. Per County regulations, please have your Lawn Company remove them when they finish the work.

Nominating Committee

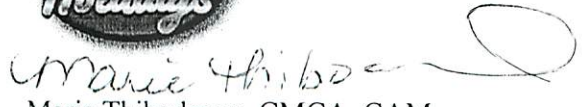
The Baytree Community Association's Annual Meeting will be held in April 2013. The Board of Directors has 3 seats available for 2-year terms. Ray Knight, Chairman of the Nominating Committee, is seeking candidates that are interested in serving on the Board. Please contact Ray at 321-751-9360, email at Gaston.Knight@CH2M.com, or your Voting Member to make your intentions known, no later than January 15, 2013.

Annual Report

This letter is also intended to serve as notice that the Association's annual financial statement will be available on March 30, 2013. If you would like a copy at no charge, please contact me during March.

If you should have any questions or concerns, please feel free to contact me at 321-676-6446. On behalf of the Board of Directors and Management, we wish you Season's Greetings & Happy New Year.




Marie Thibodeaux, CMCA, CAM
Bayside Management Services

*Baytree Community Association, Inc. c/o Bayside Management Services
P.O. Box 100130 Palm Bay, Florida 32910 Phone: 321-676-6446*