

MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, April 5, 2017 at 1:30 p.m. at the Baytree National Golf Links, 2807 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

Carolyn Witcher	Chairman
Edward Rizzotti	Vice Chairman
Maria Hernandez	Supervisor
G. Melvin Mills	Supervisor
Richard Bosseler	Supervisor

Also present were:

Jason Showe	District Manager
Michael Pawelczyk	District Counsel
Christian Ossa	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Community Updates

A. Security

There being none, the next item followed.

B. BCA

Ms. Hill: Jan Hill, of 1103 Balmoral Way. The BCA will have our annual meeting on Friday. The main focus right now is the pavilion. We have come a long way with our research on the feasibility of that. I have met with Mel about working together in the pursuit of completion. We have got a few numbers, and we are making progress. The main thing people want to hear is that we have realized the best place for it is near the pool, rather than down at the end of Balmoral. I had proposed Balmoral originally because I had plans of the original development and with those plans was a designation that Balmoral was supposed to have a clubhouse.

Obviously, that never happened but that is what drew my attention to that location. In discussing it with Mel, it made more sense to put it next to the pool facility and tennis courts and restrooms.

Mr. Mills: Can you provide the audience with the information about how this is financed? I think a lot of people believe it is money that has been coming from their dues.

Ms. Hill: The money for this construction came from the resolution of the ARC Fund. Builders put up money to do something and they never got to do it. In many instances, they went bankrupt. Wayne worked very diligently with our attorney making sure that everybody we could give money back to, we did. What money was left over was from the builders not fulfilling something, or they did and went bankrupt in the process. That's why I had originally looked at Balmoral because I thought part of the reason we have this money is because the builders never built us a clubhouse. When I bought my lot in Balmoral I was told we were going to have a clubhouse, and I think a lot of you here were told that as well. Since we do have funds that were originally designated for our community, it makes sense to do something for our community. Everybody in our community would benefit from that. Are there any other questions about this?

Ms. Hernandez: Do you have any plans or drawings?

Ms. Hill: Yes, I gave plans to Mel and he has a booklet that will at least give you an idea. Mel has worked with figuring out how much space we have so that we can put a pad there. I contacted an agent that does this kind of work, but theirs was a kit. At least that gave me some numbers. This shows you what can be done, and they've actually done one in St. Petersburg that they showed me online. I wanted to make sure what they do is viable for Florida. We would probably be doing this with a local builder rather than a kit. I just did a kit so I had a price to look at. Mel will fill you in more, but I did talk to our attorney.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 1, 2017 Meeting

Mr. Showe: Are there any additions, deletions, or comments?

Ms. Hernandez: I have one, if I can find it. It's on page 4, the 6th paragraph. "That you can turn in," should be omitted, it was taken slightly out of context.

Mr. Mills: I have quite a few. On page 2, 2nd paragraph down it starts with Mr. Rizzotti, that should be me instead of Ed. On page 4, around the middle of the page where it says Mr. Mills, it should say "at this point" instead of "at the point." On page 5, at the very bottom, where

Mr. Showe is speaking, it should say, “concerning the park benches” not “concerning the picnic tables.” On page 7, near the middle starting with my name, it should say, “they thanked” instead of “they thank.” On page 9, near the bottom where it starts with my name, it should say “bring it back up for doing it” instead of “bring it back up for a yearly.” Page 12, below where it says Mr. Showe and it says Mr. Bosseler, that name is spelled wrong. On page 13, under Ms. DeFrancesco it should say “boring” instead of “pours” and it says “pours” five times. On page 23, the first paragraph should say “vacuum truck” instead of “back truck.” Finally, on page 27, in the middle of the page, “They set up on Baytree” should say, “They set up on Baytree Drive.” That’s all I have.

Ms. Witcher: Ed, do you have any?

Mr. Rizzotti: I don’t have any.

Ms. Witcher: Richard?

Mr. Bosseler: I have one, on page 4, I did not say, “once or twice they brought out rifles.” Somebody else might have.

Mr. Mills: I believe that was me.

Mr. Bosseler: That’s all I had.

On MOTION by Ms. Mills, seconded by Mr. Bosseler, with all in favor, the minutes of the February 1, 2017 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

New Business

A. Discussion of Brevard County Right of Way Agreement

Mr. Showe: Earlier this week, I sent you all an email from the Special Counsel who is having some challenges getting through to the county. I think Mike has some suggestions on how to proceed at this point.

Mr. Pawelczyk: We were made aware that the County Manager might be changing, right?

Mr. Showe: I think the County Manager is leaving.

Mr. Pawelczyk: What Jason and I suggest is to put this on the shelf for a few months and bring it back up later. I’ll be the first one to say that I am baffled that this is so difficult for any local government to do. I’m dealing with similar challenges on an agreement with a schoolboard near where I live. This is very simple but for some reason this is a huge problem. We are just

going to put it on the shelf for now, unless you guys tell us to do something. Maybe in six months you can turn it over to me with the new manager and I'll try to get this moving again. Unless there is any objection, that is all I have.

Mr. Showe: If the Board is amenable, what I'll do is add that to the Action Items List with a date of October and that will give us a constant reminder to bring it back so it doesn't fall through the cracks.

Mr. Mills: I was planning on doing some improvements to the front, and I don't want to do anything at all until this is resolved.

Mr. Showe: I agree, that makes sense. We don't want to spend a whole lot of money up there until we have some kind of agreement.

Mr. Mills: We have a County Commissioner that represents us, but they don't really represent us. If we get to the County Manager that is currently there, we have a better chance with him.

Mr. Showe: Based on the communication we got from Kim, it sounds like this County Manager is not touching it before he goes.

Mr. Mills: Nancy, do you know if the future planning was to widen Wickham any further on past where they are now? Do you know?

Resident: No, not as far as I know. It would be too costly for the County.

Mr. Showe: Is the Board amenable to bringing it back up in August? I will put it on the Action Items list so we do not forget about it.

B. Discussion of Suntree Lake Bank

Mr. Showe: We included a letter from a resident; Mel has worked the issue so I am going to let him introduce it.

Mr. Mills: Jason and I met with the group on Monday with concerns to Lake 5, the bank that is adjacent to Suntree, which would be Clear Lake. We had a great meeting, and I had asked that one of the residents come and present their opinions instead of me giving their opinion. With that being said, I am going to ask Bill Liles to take over.

Mr. Liles: Good afternoon Board, my name is Bill Liles, I reside at 7973 Bradwick. I have been a resident for 12 years, which is not that long compared to some people here. From each of the residents in Baytree, we have unanimous support on doing something to get the

side of the lake back to what it was. We also want to thank each and every one of you for taking your time to essentially do volunteer work. You guys have done a great job, much better than some of the last Boards. It is appreciated. Yesterday, my wife and I went out for a run and we noticed that there are a lot of good improvements that have been made. It is exciting to see that done because it benefits everybody here. What we are talking about now is Lake 5. Lake 5 is a very long lake that runs along the eastern border of the Baytree Community. Years ago, when I first moved here, that lake on the other side had some Myrtles that provided a nice view. What we have across the lake now is a development of homes that are probably less than 50% valuable as ours. The Myrtles are a limited life tree, so they are approaching the end of their life. Also, they require a specific amount of maintenance and we have a lot of maintenance that goes on that other side of the border. We need to find a solution that is going to take care of our neighborhood, protect our property values, and provide a lower cost alternative to the CDD. Just so you know, we talked about all the trees that could be planted and what it would take to maintain them. Lakes 1A, 8, 9, and 26 have areas that are undeveloped on the side, where we have let those grow up. That is a potential solution, but that would take time and might be somewhat unsightly. We talked about something like bamboo. That would provide a very solid screen and it would also be extremely little or no maintenance. It makes cost sense from that vantage point. For everyone in this room, it makes sense because it is increasing your property value to not see those houses across the lake. I think the advantages would be: to ensure the property values for houses along that very long lake, reducing landscape maintenance costs, and providing a more secure natural barrier. We might run into some resistance with the folks who live across the lake. At one time, we had a letter that we would send out on a regular basis from an Attorney. I believe we need to send a letter to every resident along that lake to inform them of where our property goes to. I think that just making people informed is necessary. I hope we can find a solution to this that makes a lot of sense and works well for everyone here.

Ms. Witcher: Did I understand you correctly that people who cut down those trees could be prosecuted?

Mr. Liles: Absolutely, they are trespassing on property. It would be criminally or civilly pursued. We don't want to get into a big litigation situation.

Ms. Witcher: Do we have anything that indicates our property line?

Mr. Liles: We don't, but we have several signs.

Mr. Showe: At one point, we had signs every 150 feet and most of those are gone. We have had a constant challenge over there with maintaining the trees and the property line.

Mr. Liles: I did some research and bamboo is the fastest growing plant in the world. Does anybody else have questions?

Mr. Rizzotti: Where is this again?

Mr. Showe: I will show him on the map.

Mr. Liles: Thank you. It is a very large area.

Ms. Hernandez: I want to throw this out there for all of you, there is a community on Pineda and around the community they have a white picket fence. I was wondering if we could put up something like that instead of planting. It looks clean.

Mr. Liles: But, it doesn't provide a screen. We would still see their homes, and trampolines, and boats. I think the Board wants to see this done, but keep costs low.

Mr. Mills: I would personally like to thank Bill for the recommendation that he made. There wasn't one resident at the meeting that fought against Bill's recommendation for bamboo. I think they all thought it was a great idea. Along with that idea, the difficulty is when the lakes are at their proper level we cannot get in there to mow unless we cross somebody's property in Silver Lakes. There was an incident several years ago, when the letter was sent out, we tried to get in there to mow and a guy came out with a rifle and ordered the mowers off his property. We have got to bear that in mind as well. I think what Bill and the residents have come up with is a very viable solution. I would like for the Board to discuss what their feelings are about his. I feel much better about spending the resources to go ahead and accomplish what they have suggested even if we have to phase it in. I think it would behoove us to do that. Number one, it saves us maintenance costs in the long term. My only question is, which I will ask our Attorney, from a legal perspective what can we do if we catch a resident over there cutting down our bamboo?

Mr. Pawelczyk: You should call the police, that's what you can do. Otherwise, you have to file a lawsuit and sue for damages. I'm not allowed to send letters threatening criminal prosecution. We did send one set of letters several years ago, and we sent those at the direction of the Board. Whatever you do, we would need to notify the community.

Ms. Hernandez: Mike, can any resident sign a complaint?

Mr. Pawelczyk: Yes. Do we need to know where the property line is?

Mr. Mills: It varies.

Mr. Pawelczyk: Maybe we should have a survey done just on that bank.

Mr. Mills: I agree, I'm starting to think that too.

Mr. Pawelczyk: If I remember correctly from a few years back, there is a resident over there who always causes problems. So, we will need that survey. We don't need a total survey, we just need it from one end of the lake to the other.

Mr. Mills: Mike, I got an email this morning from a resident that called the police with regard to the residents across the lake. The Sheriff's department told him that it was a civil matter and they would not respond.

Mr. Pawelczyk: What were they doing?

Mr. Mills: They were cutting down one of our trees.

Mr. Pawelczyk: If they have video, I would encourage them to turn it into Jason and we will do it criminally. It's the same reason police officers don't want to write tickets when your car is parked over the sidewalk, because they don't want to get involved. They are causing damage to our property, and at a minimum it is a misdemeanor for criminal damage to property. Whether the state attorney decides to prosecute is another thing, but it is not just a civil matter it is also a criminal matter.

Mr. Witcher: I heard the comment made that we should do it in phases, but I would recommend you do it all at once. The impact will be much greater on the neighbors that are involved over there.

Mr. Showe: Based on budget availability, we might have to do the phases. I agree that we should do as much as we can up front.

Mr. Mills: I agree, I think phasing is the way to go. There is a nursery down in Melbourne, I can't think of the address, that specializes in natural vegetation for Florida. I would like the Board to give me the authority to go out and get some information on planting local plants like ground covers, shrubs, and bamboo. Then I can come back and give you the estimates of what it might cost to do this in phases.

Ms. Witcher: I think that would be a good idea, but also think we should go to more than one place.

Mr. Mills: I agree.

Mr. Showe: If I could make a suggestion Mel, we worked with the landscape architect that helped to design the Kingswood Way. I think a good first step might be to bring them back out and have them look at it. We could explain our goals and preferred plant types. Last time, they came up with a plan, we approved it, they gave us a scope, and you can take that scope out to as many people as you want and say price this out for me.

Mr. Mills: Good.

Mr. Showe: That way you have a standard.

Mr. Mills: That will work.

Mr. Showe: Survey is the first step for anything though, because we need to know exactly what our boundaries are.

Mr. Liles: There might be other incentives for returning that to nature, you will no longer fertilize or cut and discharge clippings into the lake area.

Mr. Mills: This is the fourth time this has come before the Board, and I think after being there yesterday and listening to all of the residents who attended, it is a viable situation and we should do something about it. That is my personal opinion.

Mr. Showe: As long as there is direction from the Board that you would like Mel to start looking at types of plants and dollar amounts, we don't need a motion. You guys have a meeting next month so it is not a two-month turnaround this time. If we have some of that information and a price from the survey that you can take action on in May. That starts getting us down the road.

Mr. Mills: The lady that did our work at Kingswood?

Mr. Showe: Do you want me to get a price from her too?

Mr. Mills: Yes.

Mr. Jean: Leonard Jean of 8002 Linford Court. Having been on the Board when we tried to do this previously, this sounds like a reasonable compromise.

Ms. Witcher: Thank you.

Mr. Mills: I would like to thank Bill for his efforts and for coming today.

Ms. Witcher: Yes, thank you Bill.

Ms. Hernandez: I have a question; will we get a reduction from our maintenance because we will not have that area to maintain?

Mr. Showe: That is one of the questions I will initially reach out to them and ask. I can get an answer to that for the next meeting so we can have an idea of the savings going forward.

Mr. Liles: I think it should make a very impactful difference because it is the most difficult area that they maintain within our CDD.

Mr. Mills: We really need to do this while the lake is down so that we don't cross anyone's property.

Mr. Jean: Is it possible to stop the maintenance today or as soon as possible?

Mr. Showe: I think there are some mixed reactions to that.

Mr. Jean: Once we get going and know what we are going to do shouldn't we stop maintenance?

Mr. Showe: When we get to a point where we know we are going to tear everything out over then, then that is probably the point to stop maintenance. At this point, we are not far enough down the road.

Mr. Liles: To be honest with you, tearing out the viable trees doesn't make sense.

Mr. Mills: We should just plant and leave what is there alone.

Mr. Jean: When does the maintenance contract expire?

Mr. Showe: The current contract goes through September 30th. We can make amendments to that contract at any time. We are not locked into that contract, as long as we give them enough notice we can give a change order to the contract that will take care of that.

Mr. Mills: What process is it to declare that as a preserved area. Could we qualify for that?

Mr. Pawelczyk: You have to go through a process with the state.

Mr. Mills: Is that costly?

Mr. Pawelczyk: It is expensive. And if they do designate it as a wetland, it causes problems for maintenance because then you're not allowed to touch it.

Mr. Showe: I will note that the May meeting is going to be used as the budget workshop. At that meeting, we will also have you do the resolution for the proposed budget.

FIFTH ORDER OF BUSINESS

CDD Action Item/Staff Reports

A. CDD Action Items

Mr. Showe: Benches and picnic tables have been ordered, and we are just waiting for their delivery. We are also getting pads poured for those so we can have an ADA clearance. Pressure washing is ongoing. I have seen them in here the last couple times I've been in so I know he is working his way through the community. That's all that we have for action items at this time.

Mr. Mills: I need to ask a question. What if we increased the dues, minimally, and we did all the power washing of all the sidewalks in the community? A resident asked me about that and I promised I would bring it up.

Mr. Showe: That's what he is doing now.

Mr. Mills: Not common areas, all sidewalks. How do the residents feel about that?

Resident: From a BCA perspective, this side of the community does not need their sidewalks pressure washed as much as my end does. We have older cement, oak trees, and other issues. If they were to do all of the community at one time and they did it semiannually, I'm afraid that my sidewalk and most in my neighborhood would look pretty bad by the time six months came up. I do my sidewalk every 3 to 4 months to keep it clean, and that would be the issue. The way it is now, the homeowners keep it uniformly clean.

Resident: How much would you raise the dues? If it's \$5 I'm all in, if it's \$500 no way.

Mr. Mills: I don't want him to give us a quote and measure all the sidewalks in here if nobody is interested. If you're interested then we can pursue it further.

Ms. Witcher: The other problem is that a lot of people have their own power washers and they do their own sidewalks. Then there is the difference in the size of the sidewalk because some lots are larger than others. If the people want it that's fine but I think we might run into some problems.

Mr. Mills: Again, if you do them all then there's uniformity throughout the entire community.

Mr. Showe: I'm not sure you will be able to get uniformity because of what the homeowners have already done before they turn it over to us.

Mr. Mills: The guy who does our pressure washing gives us a good price because he has a contract for all the common sidewalks.

Mr. Liles: But then we also have to get our driveways done by someone else. So, then we're paying higher dues and still having to pay someone to pressure wash our driveways. You're going to have some folks that already maintain their areas and they look great. Then some people have clean sidewalks and the rest looks bad and you have to pursue them with letters.

B. Additional Staff Reports

i. Attorney

Mr. Pawelczyk: I don't have anything to report unless there are any questions from the Board.

ii. Engineer

Mr. Ossa: There's a lot going on in the community right now. The resurfacing effort has been delayed until the 19th of April. The delay stems from the Easter holiday and Spring Break. They are still on schedule to finish in the 4-week time frame that was allotted to them. We wanted to confirm the trash dates of the community. Tuesday is trash day and also Friday. The lake bank restoration effort, there were three locations that were restored by American Shoreline Restorations. The three locations were on Lake 20. These locations were identified as the critical locations that needed attention immediately. That effort was done, and I was told it turned out very good. They walked four other areas that were of concern. Those locations were 555 Ashwell, 804 Linford, 983 Balmoral, and 407 Berwick.

Mr. Kohlbrand: I would implore the Baytree CDD to take timely action on lakeshore erosion on Lake 10 and other identified lakes to prevent the possible personal injury or property damage.

Mr. Ossa: Our recommendation to the Board would be to do an evaluation of the whole CDD, then prioritize what areas need to be done.

Mr. Jean: I was the one who raised the issue. I did expect a complete review of the development, but that was never done. When he did his report, he talked about 4 locations that were in crisis. We need to take this evaluation, and establish a fund so that we can tackle one lake per year. At my house, I think it is eroding around 1½ inches per year. My concern is the

banking gets higher as you go further back. I encourage coming up with a good plan for proper funding.

Mr. Showe: Atkins did a complete survey when we first started the program. The challenge was that was done 5 years ago. What we are hearing from the Engineer is that it is about time for us to take another look at that. We typically encourage that with all of the capital projects we have. I think if the Board is amenable, the right direction might be to get surveys done and get some pricing and a proposal. Then we can decide if we want to incorporate that into next year's budget or see if there is enough funding for this year.

Resident: It was my understanding that you were going to be sending a letter to the residents giving them directions as to what to do during the paving process. Did I misunderstand that? We have a start date but I thought you were going to tell residents when it is going to start, and how to get their cars in and out.

Mr. Showe: We will get with the engineer on that and we will get some letters out.

Mr. Mills: There will be people flagging throughout the whole process.

Resident: I live at Berwick and Kingswood. I have brought up speed bumps several times. I was told you would decide about putting speed bumps in when the paving started. Since paving is about to start, have you decided?

Mr. Showe: That was discussed at the last meeting and the Board was not in favor of putting speed bumps in at this time.

Resident: What does "at this time" mean?

Mr. Showe: During this repaving process.

Resident: When will the next repaving process be?

Mr. Showe: For that road, probably 10-15 years.

Resident: That's unacceptable.

Mr. Showe: I'm just giving you the direction that the Board made at the last meeting.

Ms. Witcher: We had a policeman come in and sit at Kingswood only, to try and slow the drivers down.

Resident: They have given out a lot of tickets. I have talked to them extensively and they have caught most of our speeders.

Ms. Witcher: Can we do that again next month in Kingswood?

Mr. Showe: Yes, I still have them two days a week.

Ms. Witcher: Okay, then let's do that again.

Mr. Showe: Anything else from the engineer?

iii. District Manager's Report

1. Field Manager's Report

Mr. Sheerer: We did have some issues at the pool, the field operations report was sent the Board prior to the meeting. We have been having some issues with the pool contractor coming out before 9. We got that rectified as of Monday, they were on time. We will continue to monitor that. We had some ceramic tile replaced in the ladies restroom. I will be back Monday to re-grout that and get it finished up. We replaced 2 LED lights in the ladies bathroom, as per a few residents' request. We will be replacing the screening on the windows in both bathrooms. We also had the pool gate latch repaired. Transponders are still being installed. We've had some minor repairs at the gate. Landscaping inspections are ongoing. The lake fountain is not working, and we are aware of that. We are working to get the contractor out.

Mr. Mills: That fountain has been an ongoing issue for a long time. Should we be thinking about replacing that entire structure?

Mr. Scheerer: That's not a bad idea, it is very old. We have installed four other CDD's fountains, LED lighting and it is much more efficient and easier to maintain. With some companies, they provide a quarterly maintenance contract where they will come in and check all the inlets on the fountain and all the lights. We would be more than happy to facilitate that for the Board.

Mr. Mills: For the budget, could you get us some quotes for that?

Mr. Scheerer: Absolutely. We use a couple of different companies, Lake Fountains and Cascade Fountains. I don't know if there is anybody locally but they are statewide.

Mr. Mills: I think I've mentioned this before, there is a lake on Pinehurst that is beautiful because they replaced that fountain with LED lights, and at nighttime that thing is gorgeous.

Mr. Scheerer: Jason and I will be out here doing a lot of work so we will drive over there and see if we can find the control panel since most contractors put their name on them. Then we can reach out to them.

Mr. Mills: If you get LED's you get rid of the heat.

Mr. Scheerer: We'll look at getting a whole new fountain. We could likely get something between the \$5,000-\$7,000 range. It already has electric so that helps cut down the cost. The new landscape lights were briefly addressed today; they were installed on the median.

Ms. Witcher: It looks much better.

Mr. Scheerer: We did a streetlight review here, and we've tagged those lights. The new electric meter was installed on the lights for Kingswood. We went ahead and activated that and we checked and all the lights are working. I also understand that there are maintenance concerns about the length of time that the lights are on. They are on a photocell, which means when it gets dark they come on and when it gets light they go off. If that becomes a nuisance for the residents, which I hope it doesn't, we will have to install a timer. Jason mentioned the concrete work that is going on, and that the new benches have been ordered. The tennis court light that was damaged has been repaired.

Mr. Mills: There is a streetlight going out by where the fountain was. I'm not sure if you had that on your list.

Mr. Scheerer: We will get that.

Ms. Witcher: What about the cigarette things for the pool?

Mr. Showe: There doesn't seem like a whole lot of use on it yet, which is good.

Resident: Is there a second fountain out front that is idle?

Mr. Showe: That is actually where the golf course gets their irrigation water from. It has never been a fountain.

Resident: Okay, thank you.

Resident: When are we going to get flowers in the front?

Mr. Showe: They are coming this week.

Mr. Mills: Yes, they are.

Ms. Witcher: What was the delay on the flowers?

Mr. Mills: The flowers they had on site were not good enough. Our contractor orders flowers about a year ahead of time so the nurseries know how many to plant.

Resident: In regard to the cement pads that went in by the mailboxes, the company that came back to fix the sod might need to be looked at.

Mr. Scheerer: We will do a follow up inspection of all that concrete work and get with the contractor to make sure it was done correctly.

Resident: I also noticed while I was driving around there was a sidewalk area where the tree roots had raised the sidewalk and it was replaced with a non-concrete material. Now that the trees are gone it looks really bad. Is there a plan to replace that sidewalk?

Mr. Showe: Up to this point, the Board hasn't directed us to replace that. I know what you are talking about though. We could get a cost for it and see how much it would be. I know we've got it in several locations and they were successful in saving some of the trees.

Resident: I would appreciate it if you could look into it.

Mr. Showe: We will get pricing.

Resident: I am a pet lover and a pet owner, and I live near the back gate and I am constantly walking my pets back there. People are not picking up their dog's droppings. I would suggest that the Board put up signs that say you will be fined if you do not pick it up. You could put a bag dispenser at the front gate and back gate too, to encourage people to pick up. I was walking yesterday and I saw it, I see it almost every day.

Ms. Witcher: I've seen people use a bag and then throw it under the shrubs.

Mr. Mills: Yes, they do that.

Resident: We need a container for them to put the bags in.

Mr. Mills: I have the same problem in my yard.

Mr. Showe: The Board had a discussion a couple of months ago about getting the doggie bag dispensers. We can do whatever you guys want. We can get signs or dispensers.

Mr. Scheerer: There are signs that say to pick up after your pet throughout the community. There was a request by residents a couple meetings back for waste stations. At that time, we couldn't but now we can. They are about \$350 per station and then you have to reorder bags.

Mr. Mills: And who is going to take it out?

Mr. Scheerer: We could ask the landscapers to do that, in other communities they've picked up that job. We typically purchase the bags and provide them to whoever is doing the pet waste clean up. Then they re-bag them and fill them and all that.

Resident: It has to be cleaned out every day. It can't sit in the 90-degree sun and not be taken out every day.

Mr. Mills: We should let the HOA know in the letter we send them too.

Ms. Hernandez: We need to do something.

Mr. Mills: Where are the pet signs?

Mr. Showe: There are several on Baytree Drive and Balmoral.

Mr. Scheerer: I can look at putting those on either side of the rear gate. I would be more than happy to do that.

SIXTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Showe: In your General Fund, you have checks 52807-52879 for \$265,580.41. From the Capital Projects Fund you have checks 59-62 for \$37,698.00. The Community Beautification Check 17 totals \$20,938.46. The February payroll is \$922.67. The overall total is \$325,139.54. Alan and I can answer any questions about those invoices.

Mr. Mills: The entrance gate arm that was broken was \$1,087. Can you refresh my memory on where that would have been?

Mr. Showe: What's the date on that?

Mr. Mills: January 26th. I was thinking our gate arms were \$350.

Mr. Scheerer: A lot of times what the accounts will do is take an excerpt out of the bill if there was more work done at the time. It's not \$1,000 for a gate arm.

Mr. Mills: We have one that was just a gate arm for \$481.05.

Mr. Showe: I have the first one Mel, this one was a main control board and the barrier arm.

Mr. Mills: Then there was one for \$401.82, which was replacing the arm barrier on 3/23/17. If we're charging offenders \$350 and we are paying \$400 that needs to change.

Mr. Scheerer: That's not the case. When someone damages the gate, we notify the gate company and that bill goes to the offender. The gate arms are a specific style, what they don't have is the DOT reflective tape and that stuff is seriously expensive. We ask them to put the new gates on and put the tape on as well.

On MOTION by Mr. Mills, seconded by Mr. Hernandez, with all in favor, the Check Register was approved.

B. Balance Sheet and Income Statement

Mr. Showe: This doesn't require any action by the Board, but I will tell you that we had a lot of expenses this year. We are trying to minimize any additional expenses for the rest of the year to keep your General Fund as close to being tied as we can. Other than that, it is pretty standard. We are about 90% collected on your assessments so you are in good shape. I can answer any questions you have.

Mr. Mills: I just have a comment; I think that the residents should know that the pepper tree removal is not cheap. We removed one tree and it cost us \$5,000.

Mr. Showe: We have several other trees we've been notified of, but we have to hold off because of how expensive it is. You can maintain or remove the pepper trees that are on your property. As long as it isn't CDD property you can take it out. That's all I have for the Board.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Ms. Witcher: I don't have anything.

Ms. Hernandez: I have a couple of things. We still have tailgaters breaking the resident gate. It is very expensive to repair. So far this year, we have fixed 22 transponders for residents who are unable to be there Monday mornings or any other workday hours. Interestingly enough, 12 of those were in March. I noticed that a large percentage of the new residents were engineers coming in to work for local companies. That is a good sign for Brevard County. I would like to make a recommendation that we consider placing another stop sign or 'no tailgating' sign on the right side of the front entrance. Broken gates cause a lot of problems for the security guards. If you know people tailgating please tell them they need to stop.

Mr. Showe: We have some residents that like to help guests get in the rear gate.

Ms. Hernandez: Two other announcements, the Baytree Ladies Luncheon is going to be this Monday at Outback. We are also planning a trip to Disney World. If you know anyone who might be interested please give me their email address and we will get the information out to them. That's all I have.

Mr. Mills: First, the Fletcher family has finally put their house on the market and they have vacated Baytree. We had so many problems with those kids. I would strongly suggest that you turn off their transponders as soon as possible. Leave the mother's transponder on though, because they still own the house. The kids should be turned off.

Ms. Witcher: Which house is this?

Mr. Mills: It's in Old Tramway.

Ms. Witcher: When Jason knows that someone has moved he can turn them off.

Mr. Mills: I would like to mention that John Finafrock is having triple bypass and a heart valve replacement on the 17th of this month. I talked to him the other day and he is very positive and getting around much better. The other thing is we have a major presence of alligators in the community so watch your dogs. On Old Tramway there's one, there's one at the back gate, and there's a 5-foot alligator back by Windsor.

Mr. Showe: There is a number you call, the FWC Nuisance Gator Line. If you see one that qualifies, give them a call and they will give you a reference number. You call our office with that reference number and we will immediately grant them access to the property.

Mr. Scheerer: They are not relocating these alligators. They are harvesting them.

Mr. Bosseler: There's a big alligator, almost 10 feet, by the golf courses.

Mr. Mills: The sidewalks really look great. Jason, you were going to look up the price to do the parking lot at the tennis court?

Mr. Showe: I can pull that back up.

Mr. Mills: I have had a number of people ask me why we haven't paved that. I said because we don't have the money.

Ms. Hernandez: It is very expensive.

Mr. Mills: I would like to add, I know when things go bad it seems like it will take forever to get it done. Just give us a little bit of time, because getting contractors out here is very hard since they are so busy right now. Just bear with us. At the meeting yesterday, I had several residents say that some people of the Board don't care about the community. That really hurts me, I think everyone here cares. We wouldn't be volunteering our time and putting our efforts in we didn't care about it. Last thing, the meeting with the pavilion. Jason and I looked at the place down by the pool, the bocce ball court, the playground and the tennis courts. There is a slot in there where we can put a pavilion that is 20 x 25 feet. That is a nice sized pavilion. I had a great meeting with Janice this morning and we talked about a lot of things. I got a price on the pad that has to be poured. To pour a 20 x 25 foot slab four inches thick and 12 x 16 inches on the perimeter was only \$3,742. That is an expense that will be borne by the BCA.

Mr. Showe: That is strictly the pad. Later, we will look at tying it into the sidewalk and making it ADA accessible.

Mr. Mills: Just rough figures based upon information that she gave me today, it would cost about \$32 per square foot to build a pavilion. These people only sell kits and what I suggested to her was that we contact our local builders and get several quotes on building us a pavilion with specifications like these. I will keep the Board informed on where we are and where we are going. I think it is going to be a great thing. It's a great opportunity for the BCA and the CDD to work together.

Mr. Rizzotti: Where we live, the sidewalk has grass after it and that was starting to have a problem that certain people were supposed to handle. That didn't work and now a separate set of people came out took the big pieces of concrete that were there, broke it and filled it up. They left sand in the grass, in the street and told us we can't touch anything and left flags everywhere. I don't know who they worked for. It would be go to know the name of the Company working in the community.

Mr. Showe: We will take a look at it. They could work for the utility and be marking certain areas.

Mr. Bosseler: I have one request. I would like Jason to get an estimate for the front of the pool, the double gates, to be able to use our key cards.

Ms. Hernandez: I feel something needs to be addressed. After the last meeting Mel, you told me that I should move to a retirement community and today you've complained about one of our residents on the record. I think as a Board Member, all of us should be respectful of each other and of the people in our community whether we agree with them or disagree with them.

EIGHTH ORDER OF BUSINESS Public Comment Period

Resident: Thank so much for taking care of the pool, you do a great job.

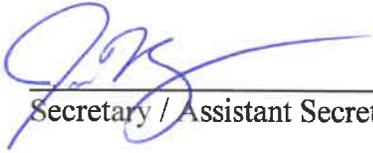
Mr. Mills: I really appreciate citizens getting involved and sending e-mails. We want to hear how we can help you.

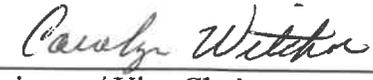
Resident: Has there been any follow-up to see about holding evening meetings?

Mr. Mills: We have tried a couple of times and didn't have any turn out.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Witcher, seconded by Mr. Rizzotti, with all in favor, the meeting was adjourned at 4:10 p.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman