

Baytree

Community Development District

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Community Update – September 3, 2010

A Message from Chairman John Finafrock

It is my pleasure to serve our friends and neighbors in the Baytree Community, as the Baytree CDD Supervisor, Group 5. My responsibilities include roads, Miami Curbs/Gutters, Common Area sidewalks, parking areas, streetlights, & storm water drains.

The CDD Supervisors and our Staff have been busy during the past year maintaining the Baytree Community in an outstanding manner while staying ahead of the normal aging process of our infrastructure. In my area of responsibility we continue to maintain the recreational area parking lot near the tennis courts, playground, & community swimming pool. We also resurfaced Baytree Drive from Bradwick Way through the rear gate. The CDD Board recently adopted a concept for future street repair by resurfacing every third year. This will permit more feet repaired for our dollars by reducing equipment deployment costs to once every third year.

We also initiated an annual program to clean the Miami Curbs and Common Area sidewalks. We repaired numerous sidewalks and Miami Curbs that were damaged by tree root growth to ensure the safety of our residents who are walkers. We conducted our Annual Hurricane Preparedness Plan this summer by cleaning all of the storm water drains prior to the Tropical Storm Season.

The Adopted 2011 Baytree CDD Budget includes reserve funds for the tri-annual street resurfacing program; & the annual cleaning of all Miami Curbs and Common Area Sidewalks next summer; the annual completion of repairs of defective sidewalks throughout the community; & a Street Light Improvement Program which is expected to be a 3 year program to trim trees in Common Areas; enhance street lights coverage by increasing bulb wattage or minor tree trimming; & install approximately 8 new street lights in the community. The initial street light test program is limited to the entire length of Baytree Drive, from Wickham Road through the rear gate.

A Message from Vice Chairman, Mel Mills

I would like to thank all residents for your cooperation and support over the past year. With your help Baytree continues to be one of the premier communities in Brevard County.

The front and rear gates are now equipped with high resolution cameras that enhance the surveillance of vehicles entering and leaving our community. On several instances

they have provided information that assisted in the 100% reimbursement of the broken rapid arms thus helping to offset the expense to replace the broken gate arms.

There continues to be a good working relationship between the CDD, District Manager and Brevard County Sheriffs Department. Contributing, in part, to this relationship is you the residents for calling the sheriff when incidents occur. It sends a message to those perpetrators that we, in Baytree, are not going to tolerate any misbehavior in our community.

It is planned to have a new security company in place October 1st. With that change comes the addition of computerization to assist the residents, guards and visitors. With this addition, the guards will be able to register visitors, contractors and golfers more accurately and efficiently. The expense of this enhancement will cost only pennies more an hour than what we are currently paying. After three years of a contractual agreement, the computer system will be the property of the CDD. The computer system can be integrated with the new Trans Core entrance system for residents. More information will be forthcoming as the system is installed.

There are several issues that we need your help in resolving. One of those is **SPEEDING** within Baytree. Even though the sheriff has set up radar, speed monitoring equipment and issued citations, speeding continues to be a serious concern among residents. The posted maximum speed is 25 miles per hour.

The second concern among residents is children under 14 years of age driving golf carts. They have not had the training or experience to handle a traffic situation should one occur. Even though most of us wanted to drive before the legal age limit the law does not permit that to happen.

Please, join me and your fellow residents in taking ownership in these regulations to make Baytree a **SAFE** and wonderful community in which to live and play.

Finally, a thank you goes to those of you who have contacted the Sheriff when observing an incident that is either unlawful or out of the ordinary. When calling the sheriff directly and not the guard at the front gate the sheriff receives the information accurately and can take the appropriate action.

I am honored to be able to earn your trust and cooperation as we continue as a team to do what is for the best interest of all residents within the Baytree Community.

A Message from Supervisor Ed Rizzoti

It is a pleasure to serve the community as a Supervisor on the Baytree CDD Board. I am responsible for the CDD finance and the budget. As a fiscal conservative, I have, together with the Board and District Manager, worked diligently to preclude any increase in the CDD's Annual Budget and the residents Non-Ad valorem assessments. Together we have been able to reduce the Assessment by \$150 in FY 2009, and held the

assessment flat for 2010 and in the 2011 Budget, with no increase. We accomplish this difficult task by utilizing zero based budgeting, which requires that any requested increase in the budget be presented to the CDD Board at the Annual budget Workshop. There must be a compelling requirement to even be considered by the CDD Board. Furthermore if the Board were to decide to approve any proposed increase, which has not occurred in the past three Fiscal Years, (FY 2009, 2010 and 2011), we would have to find a like amount of money in other budget items that we can reduce in order to offset any budget increase.

Earlier this years we had our Staff Engineer conduct a study and analysis of our ten year paving program costs, the result was that we were able based on the staff engineers analysis, to come up with alternative maintenance actions for our roads which saved us from a considerable increase in the road paving projections which we had previously projected. We accomplished this cost reduction from our previous projections by utilizing other road maintenance techniques, which did not require repaving of all these roads. In addition together with the CDD Board we include option prices in our contracts which enable us to maintain the bid price with no or minimal increases in our contracts over several years.

We are able to, with adequate financial reserves, maintain, repair and/or replace the aging Baytree infrastructure.

These financial actions have allowed the CDD Board to maintain adequate reserves to keep Baytree as a Premier community, which positively affects the beauty of Baytree, resulting in maintaining the value of our homes.

A Message from Supervisor Lou Smail

I would like to thank the residents of Baytree for allowing me to serve as a CDD Supervisor for the past four years. My individual responsibility is to oversee the Landscaping, all Monuments, and all preserve areas.

Earlier this year, I had our Landscaping Contractor remove the hedge that was covering the walls on each side of the Baytree front entrance. The walls were refurbished and then painted. Many residents have commented how this has enhanced our Baytree entry.

Our Neighborhood monuments have aged and are in need of repair. The CDD has approved my request, and funds are allocated in the FY 2011 Budget to accomplish this task. We anticipate this project will proceed in October 2010.

I am continuously working with our District manager and our landscape contractor in order to keep Baytree a community we are all proud of. I am always aware that the image we present to the public is important to preserve the large investment we have in our homes.

A Message from Supervisor Michael Harden

To all my Baytree neighbors, who like me are very proud of our community and the quality of life it represents for each of us.

In the 2009-2010 year, my areas of responsibility are, as in the past, the 23 plus lakes in the community. In this area, along with maintaining the lakes to the standards set by the St Johns River Water Management District, we strive to exceed them in a manner commensurate with the higher quality expectations of the Baytree Community Development District homeowners. I believe we continue to meet those expectations.

Further, I help oversee the maintenance, repair and improvements of our recreational facilities; the pool, tennis courts, horseshoe pit, and children's playground. Here, we have made several nice improvements to the tennis facilities, painted and repaired age related items in the pool facilities, and continue to replace worn out equipment on an as needed basis. The Baytree pool is one of only a few neighborhood pools to be heated from November 1st to April 1st for the comfort of all those who wish to swim outdoors in the wintertime. This year we had to replace the pool heater after many years of faithful service. Additionally, the Board approved resurfacing the Tennis Courts during our February 2010 Meeting and the work should be completed during September 2010.

Further, we have completed a lake erosion shoreline study to gauge degrees of shoreline loss over the years, and its impact, or lack thereof, on adjacent CDD property; and in some cases, homeowners' property. This study was ordered by your Board of Supervisors to help with future land and lake management planning projects. At this time, the study has been completed, presented to the Board of Supervisors and will be used as a resource for future planning.

Lastly, I would ask everyone to help stop the vandalism that has been periodically occurring at our pool facilities. The pool belongs to all of us, and the Board does everything we can to maintain the facilities in pristine condition. Please visit the pool often with family and friends, but take care to not abuse the facilities, and stop or report those who do not respect our beautiful recreational facilities.

I have enjoyed being one of your Board Supervisors this past year, and I look forward to working together to maintain our outstanding community and make it even better than ever. Thank you!

A Message from Your District Management Staff

Your District Management Staff would like to thank you for the opportunity to serve your community. It is our pleasure to serve your Board, and you as a resident, in enhancing and preserving the beauty and value of the Baytree community. We take great pride in

responding to the residents and Board of Baytree and look forward to another excellent and productive year.

We want to take this opportunity to clarify some issues that have recently been raised about the District and its responsibilities. The first issue is related to the District's security staff and proper protocol for entry of visitors and service providers. The security staff maintains a list for each residence of pre-authorized visitors and service providers. If an individual indicates that they are going to your address and they are on your list, their information is documented and they are let through. Security will only call when a visitor is not included on the pre-authorized list or authorized through a phone call to the guardhouse. Also, please keep in mind that Baytree is a "soft gate" community. This means that the roads are public, and the guards must allow access if a visitor insists on entering. District staff will continue to work with the security contractor to ensure that the post orders are followed. There will be some transition as a new vendor comes in to provide security services that will meet the needs of your community. They will be using a computerized access system that will allow for quicker and more reliable information from the security provider. When the transition occurs in early October, please remember to update your permanent visitor and vendor list with the security personnel on duty to ensure that your information is accurate.

Finally, there have been some recent reports of crime within the community. Please remember that the security guards' primary responsibility is to safeguard the District's property. In so doing, they can also serve as an additional set of eyes and ears for any suspicious activity taking place in the community. However, the District does not have police powers and does not have legal authority to protect private property. Therefore, if you are aware of any criminal activity please contact the Sheriff's office immediately. Should you have any questions or comments about the security services, please contact the District Office.

Throughout the upcoming fiscal year, your District Staff will be working with the Board on many key projects in order to maintain the beauty and viability of the District facilities. We welcome all questions and comments, and look forward to responding to your needs throughout the upcoming year. Additionally, we recommend you review the Baytree CDD Website, which is available at www.BaytreeCDD.com. This is a great resource for District documents, information, and contact with District Board Members and Staff. Should you have any questions about the Baytree Community Development District, please contact the District Office at 1-877-855-5251.

CDD Staff:

George Flint, District Manager
Ed Krug, District Engineer
Michael Pawelczyk, District Counsel
Jason Showe, Assistant District Manager
Alan Scheerer, On-site Manager