

# *Baytree*

## *Community Development District*

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### **Community Update – October 1, 2009**

#### **A Message from Chairman Lou Smail**

It has been a privilege to serve another year as a Supervisor on the Baytree CDD.

The CDD Board of Supervisors meets every other month to review and make decisions on any and all issues relating to the total Baytree CDD infrastructure.

Each Supervisor also has responsibility for a portion of the infrastructure. My area of responsibility continues to be overseeing the landscaping and all monuments to ensure that they are kept in good condition.

Regarding the Monuments, they are all pressure cleaned each year and any repairs or painting needed is completed. We have replaced the lights on several monuments this year.

The Landscape overall is doing very well. There are a few areas that we are working on and will be replacing some of the plants.

The lighting equipment for the front monument, landscaping and trees, from the Guard house to the front monument are being replaced due to age and wear. This project should be completed within the next several months.

Thank you for allowing me to serve.

#### **A Message from Vice-Chairman John Finafrock**

It is my pleasure to serve my neighbors in the Baytree Community, as the Baytree CDD Supervisor, Group 5. My responsibilities include roads, curbs, sidewalks, parking areas, street lights, and storm water drains. We purchased the master community sign at the front gate to ensure that all can see important messages from both the CDD and the Baytree Community Association in an organized manner.

The CDD Supervisors and our Staff have been busy during the past year and we have made progress as we have maintained the Baytree Community in an outstanding manner. In my area of responsibility we resurfaced Baytree Drive from the front gate to Bradwick Way.

We also initiated action to clean all community curbs, and common area sidewalks. We repaired numerous sidewalks that were damaged by tree roots to ensure the safety of our residents. We have executed our Annual Hurricane Preparedness Plan by cleaning all of the stormwater drains prior to the Tropical Storm season.

The approved FY 2010 Baytree CDD Budget includes funds to resurface Baytree Drive from Bradwick Way to the rear gate, clean all curbs and common area sidewalks during March 2010; and conduct repairs of defective sidewalks throughout the community.

### **A Message from Supervisor Ed Rizzotti**

I am the CDD Supervisor responsible for managing the CDD's finances. I manage the CDD Finances in a fiscally conservative manner, in unison with the CDD Board of Supervisors (BOS) and our District Management Company, Governmental Management Services (GMS). Last year we were able to reduce the FY 2009 CDD assessment by 7.5% while maintaining adequate reserves.

This year, FY 2010, we were able to maintain the CDD assessment to the Baytree residents at the same level as the FY 2009 assessment, with no increase. We have accomplished this difficult financial task via Zero Based Budgeting, which requires that any proposed increases in the previous year's budget be justified and approved by me. I am pleased to say that there is no increase in the FY 2010 assessment. We have adequate reserves in this FY 2010 budget and have taken out a \$100,000 line of credit to be used only for emergency expenses.

In addition our financial auditor, Grau and Associates, has given the CDD a financial clean bill of health in our latest audit.

Looking fiscally forward we are about to undertake an Engineering survey of all of Baytree roads to identify the future potential cost of maintaining this major piece of the CDD's infrastructures.

### **A Message from Supervisor Mike Harden**

In 2009, several of my specific responsibilities for the Baytree Community Development District continued as last year to insure and oversee the maintenance and upkeep of the lakes and natural areas, the two lighted tennis courts, our community swimming pool, and the green park area surrounding them.

During the year, the tennis courts were upgraded with canvas sunshades for the daytime players and the fencing surrounding the venue was redesigned to accommodate entrance from the pool side of the courts. Also, the fencing on the lakeside of the courts was raised to the proper level for continuous play without the tennis balls ending up in the lake. That change made a lot of players who play at my level very happy!

Secondly, at the pool a major portion of the electrical system for the winter heater was replaced due to damage from many years of use. Also, the inside of the restrooms were painted and several light covers were replaced.

In 2010, we plan to clean and paint the outside of the pool enclosure and restrooms and have the tennis courts re-surfaced as part of our continuing efforts to maintain our Baytree Community amenities at an outstanding level.

As for the 23 lakes and the numerous natural areas which are a trademark of our beautiful community and the safety net against major flooding damage to homes during the storm season, 2009 has been an excellent year with few complaints, and we have stepped up efforts to control those problem areas brought to our attention by homeowners in past years. Though it is difficult at times due to government regulated lake design, installed homeowner landscaping growing in designated lake drainage areas, unusual weather conditions, or drainage culvert outlets being damaged, etc., we will continue to make every effort to maintain the lakes and natural areas at a level which adds value to our quality of life here in Baytree and to the personal investment in your homes.

Finally, our famous or infamous fountain, depending on your point of view, at the entrance to our community has been completely replaced, including the electrical infrastructure, due to the many years of service and constant weather wear. In 2010, we are replacing the lights on the fountain so everyone can find their way home to Baytree.

All in all, 2009 was an excellent year for me as a Supervisor carrying out the responsibilities of the BCDD and I'm looking forward to 2010. We have a beautiful community in Baytree!

### **A Message from Supervisor Mel Mills**

It is hard to believe that another year has passed since I had the pleasure to do a statement for the newsletter. As a CDD supervisor with security as my responsibility, it continues to be a very dynamic and challenging area. However, with the continued support of GMS (our management company) and the Brevard County Sheriff's Department, we are finally seeing some impact on speeding and security within Baytree. Is it where we want it to be? I personally do not think it is.

With the limited resources of the Sheriff's department, they are doing the best that they can. They have been issuing speeding citations and monitoring the problem we have reported with young children driving golf carts within our community. It is Florida Law that **NO ONE UNDER THE AGE OF 14 IS PERMITTED TO DRIVE A GOLF CART!** That was a big problem this summer and we will continue to monitor the situation before we request the Sheriff issue citations to those offenders. I want to **ADVISE ALL OF YOU PARENTS**, please do not allow your children under the age of 14 to drive a golf cart within the boundaries of Baytree. It is very dangerous and I do not want to be the one to call the Sheriff to report an injured child.

As for speeding, I must advise all residents that the speed limit is 25 miles per hour and if not obeyed you will probably receive a citation.

A new camera system has been installed at the rear gate and is working very well. In fact we have recorded incidents at the rear gate and have worked with the Sheriff to help resolve those issues, not to mention the dollars saved from broken gate arms. One gate arm replacement costs approximately \$400.00. The CDD Board of Supervisors has also allocated funds for a camera system for the front gate as well for 2010. Both of these systems are so effective that we can actually read the license plate and see the passenger in the vehicle clearly, even at night.

There is to be installed within the next several weeks speed humps at the residents' and visitors entrance at the front gate in order to slow vehicles down when they enter the community. This also will help prevent the gate arms from getting broken.

In closing I want to thank all residents for their cooperation in keeping speed under control, being patient, and courtesies extended to their fellow residents. I would be remiss in not thanking the guards at the front gate for their professional attitude and respect for not only residents but visitors as well. They have a very responsible job and it would be nice to stop and thank them for a job well done. Do not forget to keep your frequent visitor list up to date and call the guard house and give names of your arriving guests. I know the guards would appreciate it very much. It is a distinct pleasure to serve you and hope that you will help me, in helping to keep our community SAFE and SECURE as possible.

### **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 deals with the trees in front of residences between the sidewalk and street. Please note that the CDD is not responsible for maintaining these trees. Any landscaping in this area is the responsibility of the homeowner. The CDD will continue to maintain all trees on common area throughout the District.

The second 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.

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](http://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***