

*Baytree Community
Development District*

Workshop Meeting Agenda

July 9, 2020

AGENDA

Baytree
Community Development District

Workshop Meeting Agenda

**Thursday
July 9, 2020
10:00 AM**

**Baytree National Golf Links
8207 National Drive
Melbourne, Florida**

1. Roll Call
2. Discussion of Strategic Plan – Page 4
 - A. Assessment Increase
 - B. 5-Year Capital Projects
3. Discussion of Resident Welcome Packet – Page 11
4. Discussion of Recreational Survey – Page 14
5. Discussion of Speed Humps – Page 18
6. Discussion of Roadway – Micro-paving vs. Milling/Resurfacing – No Back-up
7. Discussion of Tennis Court Gate – Page 24
8. Discussion of Monument Repair – Page 30
9. Discussion of Parking Lot Budget vs. Actuals – Page 32
10. Discussion of Guardhouse Improvements – Page 34
11. Discussion of Suntree Bank Landscaping – No Back-up
12. Discussion of Completion of Landscaping for Front Entrance – No Back-up
13. Public Comment Period
14. Adjournment

SECTION II

Baytree Board Member Input by Category

Strengths:

1. Strong Board with business background
2. Professional financial Management
3. Supervisors with specific areas of responsibility
4. Baytree landscape professionally maintained complimenting Baytree as a premier community
5. GMS together with the CDD staff, as partners with the CDD Board
6. Infrastructure Area Assignments to specific Supervisors
7. Working within budgeted amounts
8. Reserve Funds
9. Supervisors willing to work as a team
10. Strong Professional Support Staff(s)
11. Baytree location/ Central to everything but private at same time
12. Baytree Golf Links/ We appreciate without costs to us
13. CDD Organization and performance
14. Baytree topography and landscape - We are the anchor community for the area
15. Excellent Amenities
16. Proximity to I 95 and shopping
17. Well managed
18. Homes have curb appeal and well maintained
19. Grade A schools
20. Excellent relationship with BCA/IOB
21. Focus on resident welfare and responsiveness
22. Gated community

Critical Items

1. **Board/Staff/Contractor excellent working relationships**
2. **Golf Course – Value to the Community**
3. **Location of the Community**
4. **No CDD Debt**
5. **Communication with the BCA**

Baytree Board Member Input by Category

Weaknesses:

1. Budget Process – budget development without Infrastructure Area Supervisor input
2. Limited Reserve Funds
3. Internal politics within Neighborhoods
4. Potential changes to the CDD Board, resulting from elections and resignations.
5. Old Infrastructure and Age of Community
6. President and/or Chairman with short 1 yr tenure
7. Infrastructure getting old
8. One large community (Windsor) controlling the entire community
9. Too few people getting involved in the community/resident apathy (same people all the time)
10. Not a private gated community
11. Inability to communicate with Residents on a timely basis
12. Inconsistent condition of the Golf Course
13. Sunshine Impedes Communication
14. Identity Crisis: Most do not know what the CDD does.

Critical Items

- 1. Aging Infrastructure**
- 2. Keeping Up with Inflation/COLA**
- 3. Soft gate community restrictions**

Baytree Board Member Input by Category

Opportunity:

1. Revise Budget Development Process
2. Plan for long-term increases to Reserve Funds
3. Move to Quarterly Newsletters
 - a. Post every other quarterly Newsletter to Website (only)
 - b. Mail every other quarterly Newsletter to residents & post to Website
4. Rethink Lake Bank Restoration costs based on latest engineering report with aerial pictures.
5. Maximize cost control in order to maintain and limit any budget creep, while providing adequate reserves.
6. Maintain Baytree as a premier community to maximize property values.
7. Continue communications with the BCA and the residents
8. Continue to manage the budget in a fiscally conservative manner
9. Recreational amenity additions
10. Bike lane to keep off sidewalks
11. Take advantage of lower costs to fix up aging community
12. Showcase our community by getting more involved with Brevard County or by possibly setting up a public relations function.
13. Continue to improve the working relationship with the BCA
14. Try to get more people involved
15. Improve relationship with Golf Course
16. Selling community to future potential residents
17. Control Speeding
18. Consider a Welcome Wagon function for new residents.
19. Better communications with residents/owners by establishing a comprehensive contact list in conjunction with the BCA.

Critical Items

1. **Monitor Reserves and Build as Necessary**
2. **Continue Communications/Relations with the BCA/Residents**
3. **Landscaping needs improvement/refreshing**
4. **Develop 5 years plans for all areas of responsibility and infrastructure**
5. **Improve resident participation**
6. **Review process for roadway working**
7. **Maintain and promote Baytree as a premier community**

Baytree Board Member Input by Category

Threats

1. Economy
2. Crime
3. Frequency of law enforcement presence
4. Monitor the golf course to provide early warning of any potential bankruptcy.
5. Control accuracy of information disseminated to Residents, BCA and the Press.
6. Ramifications of affect on the CDD infrastructure due to storms.
7. New Board decides to abolish the CDD.
8. Cost growth of CDD Contractors and getting bids
9. Natural areas around the lakes/ grass, berm, etc
10. Increase appeal of community and therefore property values
11. Create and nurture a sense of community among residents
12. Age of community/ turnover of ownership
13. Size of community/ 461 + homes
14. Build out of the rest of Viera creating stiff competition
15. Widening of Wickham road
16. On going maintenance of aging community
17. Not enough capitol reserves to keep community looking fresh and up to date
18. Poor economy, foreclosures, and short sales, forcing home values down
19. Change in resident demographic
20. Increased assessments
21. Increased property taxes
22. Deterioration of Golf Course
23. Overly restrictive ARC rules and policies

Critical Items

1. **Economy/Property Values**
2. **Growth of Viera**
3. **Monitor Wickham Rd Widening**
4. **Golf Course Interface/Develop contingency plan for golf course closure**

Baytree Board Member Input by Category

Mission Statement

- The Baytree CDD will continue to manage and enhance its operation and assets to assure Baytree's premier status, providing a beautiful/safe/friendly environment for all to enjoy.

Baytree Board Member Input by Category

Goals

1) Reserve Policy

a. Define Policy -

2) Improve communication with residents and BCA

a. Marketing Perspective

3) Improve participation and volunteerism with residents

a. Develop materials to solicit volunteers for specific projects

b. Be aware of changing demographics and respond to those needs

SECTION III

**Jerry Darby
1123 Balmoral Way
Melbourne, Florida 32940**

Date

Dear: _____

On behalf of the Baytree Community Association (BCA), I want to welcome you to the Baytree community. I represent the Balmoral/Southpointe neighborhoods as Voting Member (VM) to the BCA. As you may be aware, Baytree consists of 461 homes in 8 neighborhoods each of which are represented in the BCA by a Voting Member. My role as a VM is to attend all of the BCA meetings, vote on issues requiring VM approval and report back to the residents on the significant issues discussed at the BCA meetings. In the event you are not clear as to the role of the BCA, its primary responsibility is to maintain the architectural integrity of the community by ensuring compliance to the Baytree Policies and Architectural Review Committee Standards (often referred to as B-PARCS). The most recent version of the Architectural Guidelines can be found on the BCA website at baytreeca.org. The BCA's Architectural Review Committee (ARC) is responsible for administering this program.

Coincidentally, I am also Vice-Chairman for the Baytree Community Development District (CDD). The CDD differs from the BCA in that it is a governmental body charged with maintaining security and all common areas such as roads, ponds, pool, tennis courts, pavilion and bocce ball court. You can find out more about the CDD at its website at baytreecdd.org. Simply put, the CDD does not become involved with matters relating to private property and the BCA does not become involved in matters relating to the common areas. However, the associations work together in areas of common interest. Each organization meets 4 to 8 times per year. The times and locations for the meetings and minutes of past meetings can be found on each organization's respective website.

If I can be of any assistance as you acclimate to Baytree, please feel free to contact me at 203-417-3266 or VMBalmoral@BaytreeCA.org. **If you will be so kind as to forward your e-mail address to me, I will make sure you receive all of the relevant correspondence from both the BCA and the CDD.** My personal e-mail address is jsdarby14@gmail.com.

Welcome to Baytree and I look forward to meeting you soon.

Jerry Darby
Voting Member (VM) Balmoral/Southpointe



«LetterDate»

«AddrBlock»

Homeowners ID: «CustomerName»

Dear Homeowner:

Welcome to the Neighborhood! My name is Jim Kenney and I am the Community Association Manager for Baytree Community Association through Fairway Management. Please direct any concerns, issues, or questions to me at the phone number below or by email to jimkenney@fairwaymgmt.com.

The invoice for your Baytree Community annual assessment is mailed out in December and due by January 31st. Payments may be made online at www.fairwaymgmt.com, click Assessments, then Baytree Community Association, and follow the prompts. You will need to create a login and password to make a one-time payment or to set up recurring payments. This is a free service. To pay via credit card, follow the prompts as well, however this service is fee based. To pay via check, please contact our office to request a coupon. All payments must include your homeowner ID listed above. Payments and coupons are to be mailed to:

Baytree Community Association
c/o Fairway Management
P.O. Box 531232
Atlanta, GA 30353-1232

As this is a deed restricted community, the regulations of your Association include, but are not limited to; submitting an Architectural Review Application for any changes you would like to make to your property (including painting, adding a fence, installing pavers to your drive, the removal and replacement of major landscaping and installing a new roof), keeping your yard properly maintained, returning your garbage cans to an area not visible from the road, keeping fences and homes free from mold and rust stains. It is recommended that you review the Covenants, Conditions & Restrictions you should have received at closing for a more in-depth description of all the regulations pertaining to your Homeowners' Association. If you did not receive a copy, you can go to the Baytree website at www.baytreeca.org. This website will also provide forms and other useful information.

If you reside in Turnberry, you will also be receiving a coupon booklet for your lawn maintenance. Please contact our office if you do not receive shortly after this letter.

Please contact our office, at your earliest convenience, so that we may update our files with your contact information. Contact us to be included on Info-Link and email blasts, which advise you of important information about the community. Also contact the Voting Member of your neighborhood, found on the website, to be included on their updates as well.

Thank you and again, Welcome to the Neighborhood!

Regards,

Jim Kenney, LCAM
Account Manager

MELBOURNE
1331 Bedford Dr., Suite 103
Melbourne, FL 32940

PALM BAY
2051 Bramblewood Circle SE
Palm Bay, FL 32909

(321) 777-7575 www.fairwaymgmt.com (321) 777-4646 FAX

SECTION IV

RESULTS FROM THE RECREATION AREA SURVEY

Statistical Results

Total Number of Responses: 149
Total Number of Property Owners: 461 Homes
% Response: 32.3%

Specific Questions Results:

The specific survey questions are in *italics*.

Do you feel the open, undeveloped area in and around the pavilion should be left undeveloped?

YES: 38.9% **NO: 61.1%**

If you answered "No" to the above, do you feel the CDD should invest in any combination of the following:

Responses are as a percentage of residents who want the Recreation Area developed (91) and not the total number of respondents (149). The preferred improvements are listed in order of preference:

<i>Re-install upgraded playground equipment</i>	42.9%
<i>Modify the tennis courts to accommodate pickleball</i>	39.6%
<i>Install a half-court basketball court</i>	36.3%
<i>Remove the bocce ball court completely</i>	30.8%
<i>Install grills and additional picnic tables near the pavilion</i>	30.8%
<i>Offer swimming/life-saving/scuba lessons at the pool</i>	30.8%
<i>Install a water slide at the pool</i>	20.9%
<i>Invest in cornhole equipment</i>	16.5%
<i>Replace the bocce ball court with a shuffle board court</i>	16.5%
<i>Install permanent handicap access</i>	14.3%
<i>Other:</i>	
<i>Install tennis hitting wall</i>	4.4%
<i>Dog Park in undeveloped area</i>	4.4%
<i>Tennis wind screens and awnings</i>	2.2%
<i>Upgrade bocce ball court</i>	2.2%
<i>Install horseshoe pit</i>	1.1%
<i>Handball/paddleball courts</i>	1.1%
<i>1st Aid and CPR courses</i>	1.1%
<i>Outdoor fitness trail</i>	1.1%
<i>Direct access to Brevard Zoo Linear Trail</i>	1.1%
<i>2 more tennis courts</i>	1.1%
<i>Croquet/badminton area</i>	1.1%
<i>Sail cover over playground equipment</i>	1.1%

Some residents allege that non-residents have used the tennis courts without being guests of residents. Do you believe this is a problem? (Responses are the percentage of residents (121) responding to this question):

YES: 62.0%

NO: 38.0%

If you answered "Yes," do you feel the CDD should restrict access to the tennis courts by a key card system similar to the one currently used at the pool? (Responses are a percentage of residents (127) responding to this question):

YES: 62.2%

NO: 37.8%

The following is a synopsis of open-end comments. The number of parenthesis is the number of residents making the same or similar comments.

- The playground equipment should be the same as previously installed.
- Remove the flowering trees from next to the pool which are causing leaves to unnecessarily fall into the pool area.
- Would like more community events
- Never used the recreation facilities in 11 years.
- Wants key code access to the pool
- Spend more to maintain streets, trees and gutters and less on pavilion and bocce ball courts.
- Appreciated the survey (3).
- Wants free-standing pickleball court.
- Suggested vending machines in Rec area
- Against removing bocce ball court; water slides are unsafe. Lessons should not be available for non-residents.
- Resurface pool deck installing dedicated swim lanes
- Save money and do not develop Rec area (2).
- Fix bocce ball court.
- Water aerobics should use parking lot and not park in the street.
- Complained about tailgating at back gate
- Non-resident use of the pool is a problem as well (2).
- Stop sign at Old Tramway and Baytree is obscured from old Tramway.
- Extend the guard shack roof to provide protection when raining.
- Want more shade at the pool (3).
- Wants better upkeep at the pool. Looks dirty.
- Liked the idea of scuba lessons
- Wants clock at the pool
- Wants lights at the pavilion
- Likes the idea of improving the Rec Area but hates the speed humps
- Outlaw basketball hoops in driveways
- Landscape the undeveloped area.
- All improvements are OK, will residents use them?

Open-end comments (continued):

- Install grills only
- Scuba tanks will damage the pool especially corners and steps.
- How to control use of grills?
- Don't agree with lessons at the pool as it restricts other residents' use of the pool.
- Lessons should be free the cost should be included in the assessments.
- Observed non-resident use of tennis courts many times.
- Provide golf cart parking at the pool.
- Purchase the golf course and bring up to former glory.
- Non-residents should be charged to use tennis courts (2).
- Wished playground and water slides were installed sooner.
- Strongly endorsed pickleball as the fastest growing sport in the US.
- Drainage at the NE and SE perimeter of the tennis courts is not good
- Alleges non-resident coaches are using the tennis courts causing excessive wear.

Respectfully Submitted,

Jerry Darby

January 20, 2020

SECTION V

SPEED

Baytree Dr Bet. Glastonbury Pl & Duncastle Ct

Day: Wednesday

Date: 2/12/20

City: Melbourne

Project #: FL20_3077_001

Summary

Time	< 16	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 +	Total
00:00 AM	0	0	1	1	1	1	0	0	0	0	0	0	0	4
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	2	1	1	0	0	0	0	0	0	0	4
04:00	0	0	5	3	3	0	1	0	0	0	0	0	0	12
05:00	1	1	8	8	3	1	1	0	0	0	0	0	0	23
06:00	0	1	27	25	7	0	0	0	0	0	0	0	0	60
07:00	1	14	57	45	11	0	0	0	0	0	0	0	0	128
08:00	4	19	65	48	8	1	0	0	0	0	0	0	0	145
09:00	6	21	49	43	5	1	0	0	0	0	0	0	0	125
10:00	3	13	78	88	11	2	2	0	0	0	0	0	0	197
11:00	1	28	88	55	9	0	0	0	0	0	0	0	0	181
12:00 PM	0	14	83	69	20	0	1	0	0	0	0	0	0	187
13:00	1	13	76	84	17	2	1	0	0	0	0	0	0	194
14:00	5	7	63	78	19	2	0	0	0	0	0	0	0	174
15:00	3	9	72	76	22	3	1	0	0	0	0	0	0	186
16:00	6	22	68	56	21	2	0	0	0	0	0	0	0	175
17:00	1	17	66	63	9	1	0	0	0	0	0	0	0	157
18:00	1	9	55	72	10	0	0	0	0	0	0	0	0	147
19:00	2	4	43	38	10	1	0	0	0	0	0	0	0	98
20:00	0	2	23	31	7	2	0	0	0	0	0	0	0	65
21:00	0	0	13	26	5	1	0	0	0	0	0	0	0	45
22:00	0	0	3	6	4	3	2	0	0	0	0	0	0	18
23:00	1	0	2	3	1	0	0	0	0	0	0	0	0	7
Totals	36	194	945	921	204	24	9							2333
% of Totals	2%	8%	41%	39%	9%	1%	0%							100%

AM Volumes	16	97	378	319	59	7	4	0	0	0	0	0	0	880
% AM	1%	4%	16%	14%	3%	0%	0%							38%
AM Peak Hour	09:00	11:00	11:00	10:00	07:00	10:00	10:00							10:00
Volume	6	28	88	88	11	2	2							197
PM Volumes	20	97	567	602	145	17	5	0	0	0	0	0	0	1453
% PM	1%	4%	24%	26%	6%	1%	0%							62%
PM Peak Hour	16:00	16:00	12:00	13:00	15:00	15:00	22:00							13:00
Volume	6	22	83	84	22	3	2							194
Directional Peak Periods		AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes						
All Speeds		Volume	%	Volume	%	Volume	%	Volume	%					
		273	↔ 12%	381	↔ 16%	332	↔ 14%	1347	↔ 58%					

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Baytree Dr	Summary	22	26	26	30	34	2333

SPEED

Baytree Dr Bet. Bradwick Way & Davenport Dr

Day: Wednesday

Date: 2/12/20

City: Melbourne

Project #: FL20_3077_002

Summary

Time	< 16	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 +	Total
00:00 AM	0	0	0	1	0	1	0	0	0	0	0	0	0	2
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	1	0	1	0	1	0	0	0	0	0	0	0	3
04:00	0	1	6	2	1	1	0	0	0	0	0	0	0	11
05:00	0	1	6	5	3	0	0	0	0	0	0	0	0	15
06:00	1	4	16	17	4	0	0	0	0	0	0	0	0	42
07:00	2	7	26	38	11	1	0	0	0	0	0	0	0	85
08:00	0	11	44	43	16	2	0	0	0	0	0	0	0	116
09:00	3	8	33	33	8	0	0	0	0	0	0	0	0	85
10:00	5	17	62	47	10	0	0	0	0	0	0	0	0	141
11:00	2	23	61	30	6	1	0	0	0	0	0	0	0	123
12:00 PM	4	14	64	48	12	2	0	0	0	0	0	0	0	144
13:00	4	13	54	48	12	3	0	0	0	0	0	0	0	134
14:00	1	8	38	60	10	1	0	0	0	0	0	0	0	118
15:00	6	11	58	74	12	1	0	0	0	0	0	0	0	162
16:00	3	20	50	42	14	0	0	0	0	0	0	0	0	129
17:00	4	16	39	35	8	0	0	0	0	0	0	0	0	102
18:00	1	7	35	45	6	0	0	0	0	0	0	0	0	94
19:00	1	3	26	26	3	1	0	0	0	0	0	0	0	60
20:00	3	2	13	18	8	0	0	0	0	0	0	0	0	44
21:00	0	1	9	9	4	2	0	0	0	0	0	0	0	25
22:00	0	0	3	5	4	4	0	0	0	0	0	0	0	16
23:00	1	0	0	2	1	0	0	0	0	0	0	0	0	4
Totals	41	168	643	630	153	21								1656
% of Totals	2%	10%	39%	38%	9%	1%								100%

AM Volumes	13	73	254	218	59	7	0	0	0	0	0	0	0	624
% AM	1%	4%	15%	13%	4%	0%								38%
AM Peak Hour	10:00	11:00	10:00	10:00	08:00	08:00								10:00
Volume	5	23	62	47	16	2								141
PM Volumes	28	95	389	412	94	14	0	0	0	0	0	0	0	1032
% PM	2%	6%	23%	25%	6%	1%								62%
PM Peak Hour	15:00	16:00	12:00	15:00	16:00	22:00								15:00
Volume	6	20	64	74	14	4								162
Directional Peak Periods		AM 7-9				NOON 12-2				PM 4-6				Off Peak Volumes
All Speeds		Volume 201 ↔ 12%				Volume 278 ↔ 17%				Volume 231 ↔ 14%				Volume 946 ↔ 57%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Baytree Dr	Summary	21	26	26	30	34	1656

SPEED

Old Tramway Dr Bet. Montrose Way & Chatsworth Dr

Day: Wednesday

Date: 2/12/20

City: Melbourne

Project #: FL20_3077_003

Summary

Time	< 16	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 +	Total
00:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	1	1	1	0	0	0	0	0	0	0	0	3
04:00	0	1	0	1	0	0	0	0	0	0	0	0	0	2
05:00	0	2	6	3	0	0	0	0	0	0	0	0	0	11
06:00	1	5	13	4	0	0	0	0	0	0	0	0	0	23
07:00	1	12	44	11	1	0	0	0	0	0	0	0	0	69
08:00	8	25	39	9	0	0	0	0	0	0	0	0	0	81
09:00	4	16	31	2	0	0	0	0	0	0	0	0	0	53
10:00	16	35	34	5	0	0	0	0	0	0	0	0	0	90
11:00	4	27	17	5	0	0	0	0	0	0	0	0	0	53
12:00 PM	7	21	44	17	0	0	0	0	0	0	0	0	0	89
13:00	3	22	33	14	0	0	0	0	0	0	0	0	0	72
14:00	5	12	37	9	0	0	0	0	0	0	0	0	0	63
15:00	2	13	56	30	5	0	0	0	0	0	0	0	0	106
16:00	1	14	36	25	5	0	0	0	0	0	0	0	0	81
17:00	4	12	39	13	0	0	0	0	0	0	0	0	0	68
18:00	3	7	38	10	1	0	0	0	0	0	0	0	0	59
19:00	2	13	22	13	0	0	0	0	0	0	0	0	0	50
20:00	1	2	21	7	1	0	0	0	0	0	0	0	0	32
21:00	0	2	7	5	0	0	0	0	0	0	0	0	0	14
22:00	1	2	5	5	4	0	0	0	0	0	0	0	0	17
23:00	1	0	0	0	1	0	0	0	0	0	0	0	0	2
Totals	64	243	523	190	19									1039
% of Totals	6%	23%	50%	18%	2%									100%

AM Volumes	34	123	185	42	2	0	0	0	0	0	0	0	0	386
% AM	3%	12%	18%	4%	0%									37%
AM Peak Hour	10:00	10:00	07:00	07:00	03:00									10:00
Volume	16	35	44	11	1									90
PM Volumes	30	120	338	148	17	0	0	0	0	0	0	0	0	653
% PM	3%	12%	33%	14%	2%									63%
PM Peak Hour	12:00	13:00	15:00	15:00	15:00									15:00
Volume	7	22	56	30	5									106
Directional Peak Periods	AM 7-9				NOON 12-2				PM 4-6				Off Peak Volumes	
All Speeds	Volume			%	Volume			%	Volume			%	Volume	%
	150	↔		14%	161	↔		15%	149	↔		14%	579	56%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Old Tramway Dr	Summary	18	23	23	27	30	1039

SPEED

Kingswood Way Bet. Berwick Way & Ashbourne Ct

Day: Wednesday

Date: 2/12/20

City: Melbourne

Project #: FL20_3077_004

Summary

Time	< 16	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	1	1	1	0	0	0	0	0	0	0	0	0	3
04:00	0	0	1	2	0	0	0	0	0	0	0	0	0	3
05:00	1	1	2	0	0	0	0	0	0	0	0	0	0	4
06:00	1	4	9	1	0	0	0	0	0	0	0	0	0	15
07:00	5	25	32	0	0	0	0	0	0	0	0	0	0	62
08:00	2	17	39	5	0	0	0	0	0	0	0	0	0	63
09:00	6	12	18	7	0	0	0	0	0	0	0	0	0	43
10:00	5	19	18	1	0	0	0	0	0	0	0	0	0	43
11:00	7	32	25	0	0	0	0	0	0	0	0	0	0	64
12:00 PM	2	19	25	4	0	0	0	0	0	0	0	0	0	50
13:00	2	14	27	2	0	0	0	0	0	0	0	0	0	45
14:00	2	15	35	5	0	0	0	0	0	0	0	0	0	57
15:00	6	15	27	2	0	0	0	0	0	0	0	0	0	50
16:00	2	16	28	1	0	0	0	0	0	0	0	0	0	47
17:00	1	19	20	3	0	0	0	0	0	0	0	0	0	43
18:00	1	18	33	4	0	0	0	0	0	0	0	0	0	56
19:00	0	6	14	1	0	0	0	0	0	0	0	0	0	21
20:00	2	7	8	2	0	0	0	0	0	0	0	0	0	19
21:00	0	7	3	2	0	0	0	0	0	0	0	0	0	12
22:00	0	0	5	2	0	0	0	0	0	0	0	0	0	7
23:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Totals	45	247	372	45										709
% of Totals	6%	35%	52%	6%										100%

AM Volumes	27	111	145	17	0	0	0	0	0	0	0	0	300
% AM	4%	16%	20%	2%									42%
AM Peak Hour	11:00	11:00	08:00	09:00									11:00
Volume	7	32	39	7									64
PM Volumes	18	136	227	28	0	0	0	0	0	0	0	0	409
% PM	3%	19%	32%	4%									58%
PM Peak Hour	15:00	12:00	14:00	14:00									14:00
Volume	6	19	35	5									57
Directional Peak Periods			AM 7-9		NOON 12-2				PM 4-6			Off Peak Volumes	
All Speeds			Volume	%	Volume	%	Volume	%	Volume	%			
			125 ↔ 18%	95 ↔ 13%	90 ↔ 13%	399 ↔ 56%							

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Kingswood Way	Summary	17	22	21	25	27	709

NOISE MEASUREMENTS TAKEN NEAR
385 BAYTREE DRIVE

APRIL 28, 2020 8:45 to 9:45 AM

Total vehicles	84
dBA less than 60	72
dBA 60-65	8
dBA 65-70	0
dBA 70-80	3 trucks 71.3 and 73; garbage truck 73.
dBA 80+	1 Carroll Dist. Truck 82

APRIL 29, 2020 9:50 to 11:20 AM

Total vehicles	180
dBA 60 or less	85 mostly cars
dBA 60-70	89 landscape vehicles, pick-ups, SUVs, delivery
dBA 70-80	6 trucks = 73, 74, garbage truck =75, corvette =74, truck -79(muffler), Parcel Post= 74
dBA 85+	1 man on ride onmower rode right past me =87 Barking dog running right past me =84: Not Counted

May 4, 2020 6:05 to 7:00 AM

Total vehicles	31
dBA 60 or less	20 mostly cars
dBA 60-70	11 some pick-ups
dBA 70-80	0
dBA 80+	0
	NOTE: background noise from I95 = 48-60 Truely Moen truck = 67 Bird flying overhead = 65

May 4, 2020 2:05 to 3:00 PM

Total vehicles	101
dBA 60 or less	39
dBA 60-70	57
dBA 70-80	4 delivery trucks, mail truck, porsche, corvette
dBA 80+	1 big delivery truck,

May 5, 2020 8:30 to 9:15 AM

Total vehicles	44
dBA 60 or less	20
dBA 60-70	19
dBA 70-80	4 truck, car with loud muffler
dBA 80+	1 garbage truck (84)

NOTE: Decibels at 70 dBA is considered safe

Decibels 85 dBA and above could damage hearing over time

SECTION VII

7/9/2019



Mr. Jason Showe
Governmental Management Services, Central Florida
135 W. Central Blvd., Suite 320
Orlando, FL 32801
Phone: 407-841-5524 ext. 105 Fax: 407-839-1526 Mobile: 407-470-8825
jshowe@gmscfl.com

RE: Baytree Access Control Upgrades REVISION ONE (070919ND)

Dear Mr. Showe,

Thank you for giving us the opportunity to quote on your access control requirements for Baytree, a residential community located in Brevard County. Following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

WORK EFFORT

Our work effort is to provide an access control system for Baytree. This effort will consist of furnishing and installing two (2) proximity card readers, one (1) mag-lock and one (1) pedestal-mounted exit button to control access through one (1) **existing** and one (1) new powder-coated, ornamental aluminum pedestrian gate at the pool. Each card reader will be connected to and controlled by a web-based programmable entry controller located at the pool cabana. All other **existing** access control devices will retain their current locations and functionalities.

NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, pedestals, swing gates, gate operators, access control devices, pedestrian gates, detector loops, loop detectors, concrete pads, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.

Quotation for
- Baytree -
07/09/19
Page 1 of 5

NOTE: The existing card reader is obsolete and will not be reused. The existing access cards will no longer function.

BASE SYSTEM EQUIPMENT, PRICE AND CARD COSTS

Base System Equipment

- 2 ea HID proximity card reader
- 2 ea Surge suppression (power and control) for card reader
- 1 ea Linear eMerge web-based controller
- 1 ea Mag-lock
- 1 ea "Request to Exit" button
- 1 ea ACT pedestal for "Request to Exit" button
- 1 ea Ornamental aluminum pedestrian gate approximately 5' long x 6' high, powder-coated forest green

Base System Price

Total base system price including equipment, installation and freight, as quoted:	\$9,665.00
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Card/Fob Costs

Standard Proximity Cards

Standard proximity access cards in quantities of 50-200, each:	\$4.20
Standard proximity access cards in quantities of 201-550, each:	\$4.05
Standard proximity access cards in quantities of 551-1050, each:	\$3.90
Standard proximity access cards in quantities of 1051-up, each:	\$3.80

Proxkey III Key Fob

Key Fob in multiples of 100, engraved each:	\$7.65
Key Fob in multiples of 100, stamped each:	\$7.65

Proximity Wristband

Rubber wristband, each:	\$7.20
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NOTE: Local sales tax, shipping and handling will be added to the above prices per order.

OPTIONS

Option #1: To provide the labor and materials necessary to install two (2) additional proximity card readers, two (2) mag-locks and two (2) pedestal-mounted exit buttons to control access to two (2) the north and south pedestrian gates at the tennis court. Each card reader will be wirelessly connected to and controlled by the web-based programmable entry controller in the base system.

ADD TO BASE SYSTEM:

2 ea HID proximity card reader
2 ea Surge suppression (power and control) for card reader
2 ea Mag-lock
2 ea "Request to Exit" button
2 ea ACT pedestal for "Request to Exit" button
2 ea Wireless weigand bridge

Add to base system price: **+\$5,685.00**

Option #2: To provide the labor and materials necessary to install an additional web-based programmable entry controller at the front and back gates to control the *existing* RFID readers. These controllers would take the place of the *existing* units and would be linked with the controller at the pool to create a single, integrated system.

ADD TO BASE SYSTEM:

2 ea Linear eMerge web-based node
1 ea Database conversion

Add to base system price: **+\$2,635.00**

NOTE: High speed internet connections with static I.P. addresses will be required at each gate location.

Option #3: ACT Wi-Pak Communication System. This will allow wireless communication service for the controller in the base system. Any necessary equipment will be maintained and serviced for the duration of the contract term.

Set-up cost: **\$850.00**

Monthly cost (minimum twelve (12) month contract): **\$110.00**

NOTE: A Wi-Pak would be needed at each controller location.

Quotation for

- Baytree -

07/09/19

Page 3 of 5

INSTALLATION

Includes:

- Installing all equipment.
- Concrete work required for device mounting.
- Providing electrical power to system equipment.
- Providing of conduit and control wiring between equipment items.
- Making all power and electrical connections to equipment.
- Testing out system for proper operation.
- Training owner in operation of system.

Does Not Include:

- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Adequate lighting, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be required in order to install equipment.
- Repair and/or replacements of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service with a Static IP address required by telephone entrance device and/or programmable entry device.

ADDITIONAL INFORMATION

Warranty

Our warranty covers *all parts, labor & travel*, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is *one year* from date of completed installation.

Quotation for
- Baytree -
07/09/19
Page 4 of 5

Annual Service Agreement

In most cases customers choose, after the one-year warranty expires, to utilize our annual service agreement for the mechanical and electronic items. Please let us know if this would be of interest and I will be glad to work up the contract cost for your final system configuration.

Service Support

At ACT, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. ACT provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for all products sold. Because of this attention to service, calls are responded to the same or next working day with **95%** of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, ACT is the right choice.

Quotation Expiration

This quotation remains valid for 30 days from the submission date. ACT reserves the right to requote after this time period elapses.

Terms of Sale

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. The remaining fifty percent (50%) is due upon completion of the installation.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,



Steven Guettler
Access Control Technologies, Inc.
407-422-8850
steve.guettler@actflorida.com

Quotation for
- Baytree -
07/09/19
Page 5 of 5

SECTION VIII



COCOA 
HANDYMAN INC.

Helpful ~ Handy ~ Honest

Cocoa Handyman Inc

4190 Royal Palm Ave

Cocoa, FL 32926

321-522-2185

cocoahandymaninc@gmail.com

Client: GMS Central Florida (Will)

Cell Phone: 407-451-4047

Property: Baytree
201 Baytree Drive
Melbourne, FL 32940

E-Mail: wviasalyers@gmscfl.com

Monument Repairs

Scope of Work

Monuments Repairs	Quantity	Unit	Price Per	Total
~ Tilt Columns back into Plumb position & Repair foundations of columns	4	ea	\$400.00	\$1,600.00
~ Repair damaged stucco	3	ea	\$200.00	\$600.00
~ Pressure Clean Monuments	3	ea	\$50.00	\$150.00
~ Re-Paint Monuments	3	ea	\$200.00	\$600.00
Total				\$2,950.00

Back Gate Monument	Quantity	Unit	Price Per	Total
~ Install Baytree Sign on Spacer to give 3D Effect	1	ea	\$750.00	\$750.00
~ Install LED lighting behind each letter	1	ea	\$800.00	\$800.00
Total				\$1,550.00

Thank you for considering Cocoa Handyman Inc for your service and repair needs.

We look forward to working with you.

SECTION IX

Final Costs for Recreation Area Parking Lot Vs Budget

Item	Budget	Actual	Comments
Dig Pond	\$ 2,000.00	\$ 2,000.00	
Parking Stops	\$ 1,400.00	\$ 1,400.00	
Striping and Signage	\$ 2,000.00	\$ 2,000.00	
Lab Testing	\$ 500.00	\$ 500.00	
Density Testing	\$ 1,500.00	\$ 1,500.00	
Concrete (9,685 sq. Ft)	\$ 31,476.25	\$ 31,476.25	
Sidewalk Demo	\$ 500.00	\$ 500.00	
Pour and Finish Sidewalks	\$ 2,835.00	\$ 2,835.00	
Final Grading	\$ 2,000.00	\$ 2,000.00	
10" ADS Culvert	\$ 2,400.00	\$ 2,400.00	
Seeding	\$ 200.00	\$ 200.00	
Parking Lot Markings	\$ 2,000.00	\$ 2,000.00	
Advantage Total	\$ 48,811.25	\$ 48,811.25	
Surveys	\$ 2,600.00	\$ 2,600.00	
Permits (Includes \$775 for Sidewalk Waiver)	\$ 2,422.50	\$ 2,422.50	
Soil Borings	\$ 1,150.00	\$ 1,150.00	
Move Tennis Court Gate for ADA	\$ 427.00	\$ 427.00	
Shut Off and Relocate Sprinkler System	\$ 1,500.00	\$ 1,500.00	
Tree Removal	\$ 250.00	\$ 250.00	
Tree Replacement	\$ 200.00	\$ 200.00	
Engineering	\$ 23,000.00	\$ 27,206.00	
Sod	\$ -	\$ 4,850.00	
Miami Curb Repairs	\$ -	\$ 480.00	Required by the County at time of Inspection
Signs		\$ 270.00	
Culvert Extensions to West Side Regrade Slopes and Additional Fill	\$ -	\$ 1,000.00	Slope judged to be dangerous requiring additonal fill and culvert extension per County Inspector.
Irrigation Improvements	\$ -	\$ 7,050.00	
Portable Toilet	\$ -	\$ 120.00	Unanticipated expense
Yard Drains		\$ 1,400.00	
Total	\$ 80,360.75	\$ 99,736.75	
CDD/BCA Allocated Funds	\$ 55,000.00	\$ 55,000.00	
Excess/(Deficit)	\$ (25,360.75)	\$ (44,736.75)	

SECTION X



PROPOSAL

M - Maint / PM Only

Valid for 45 days unless otherwise noted

Proposal #: 32509
Date: 02/20/2020
Pymt Terms 50% Net USC
Start Date:
Bid Code Commercial

PM Contract and Programming

Prepared by: Jordan Harpold
FDC Melbourne
658-2 Washburn Rd, Melbourne FL

o: 321-254-8011 x.999
c: 321-544-5814
e: jharpold@fdc.com

Mailing Florida Door Control of Orlando, Inc. 658-2
Address: Washburn Rd., Melbourne, FL 32934
Toll Free: 800-321-6487 **Fax:** 321-259-8725

Billing:

Baytree HOA
C/O GMS Central Florida
219 E. Livingston St.
Orlando, FL 32801

Location:

Baytree HOA
201 Baytree Dr.
Melbourne, FL 32940

Prepared for:

William Viasalyers

Phone:

(407) 451-4047

Email:

wviasalyers@gmscfl.com

Sales Person

Jordan Harpold

Proposed Service:

Quarterly preventative maintenance inspections on the following equipment.

- 2 Main entry Liftmaster mega arm barrier gates.
- 2 Main exit Liftmaster mega arm barrier gates.
- 1 Residence only entry Liftmaster mega arm barrier gate.
- 1 Residence only exit Liftmaster mega arm barrier gate.
- 12 Loops Saw cut in asphalt.
- 2 Transcore RFID readers. (1 main entry and 1 residence only entry)
- 2 Elite CSW swing gate operators. (Residence only entry and exit)
- 4 Magnetic Locks (2 per swing gate on residence only gates)

Programming contract will only go into effect once new Emerge panel is in place. FDC will need the Ip address of the emerge panel as well as the log in credentials.

NAME	DESCRIPTION	QTY
	1 Year Quarterly Maintenance Inspections	1
	1 Year Programming Contract	1

NOTE:

Signature _____ Date _____ **TOTAL** **\$3,180.00**
Print _____