

*Baytree Community
Development District*

Workshop Meeting Agenda

January 21, 2025

AGENDA

Baytree
Community Development District

Workshop Meeting Agenda

Tuesday
January 21, 2025
10:00 a.m.

Baytree National Golf Links
8207 National Drive
Melbourne, Florida

1. Roll Call
2. Discussion of Pool Painting
3. Discussion of Street Lighting
4. Discussion of Capital Projects Breakdown (FY27 - FY29)
5. Discussion of Annual Engineering Report
6. Supervisor's Requests
7. Public Comment Period
8. Adjournment

SECTION 2



TEXT or PHOTO

Smarter Painting LLC

Jon Sullins
Business Number 46-2500220
3574 Spencer Lane
Melbourne Florida 32940
321-432-6216
jon@smarterpaintingllc.com

ESTIMATE
EST0713

DATE
2024-09-04

TOTAL
USD \$7,800.00

TO

GMS /Baytree

135 W Central Blvd Suite 320
Orlando Florida 32801
407-470-8825
rszozda@gmscfl.com

DESCRIPTION	RATE	QTY	AMOUNT
Pool House And Pool columns and base wall. Repair 1 foot of facia on pool house fill cracks on stucco surface. Small trench around building and painted stucco that butts to the ground . One coat of sealer, one coat of paint.	\$7,800.00	1	\$7,800.00
SUBTOTAL			\$7,800.00
TAX (0%)			\$0.00
TOTAL			USD \$7,800.00

ESTIMATE

Addi Painting, Llc
2663 San Filippo Dr
Palm Bay, FL 32909

addipaintingllc@gmail.com
+1 (321) 368-1967



Bill to
Rob Szozda
8207 National Drive
Melbourne, Florida 32940

Ship to
Rob Szozda
8207 National Drive
Melbourne, Florida 32940

Estimate details

Estimate no.: 1109
Estimate date: 09/22/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Exterior painting	POWER WASH ALL EXTERIOR WALLS INCLUDING EXTERIOR OF THE BUILDING INSIDE THE POOL AREA, ALL COLUMMNS IN THE AREA INCLUDING THE ONES IN THE BUILDING, KNEE WALL SECTIONS AND COLUMNS OVER. FREE FOR EXTERIOR PAINTING PROMO.	1	\$0.00	\$0.00
2.		Exterior painting	APPLY EXTERIOR CAULKING/SEALANT AROUND SOME AREAS AROUND THE COLUMNS, THE KNEE WALLS AND FEW STUCCO PATCHS AROUND THE BUILDING CORNERS. AFTER STUCCO IS CURE, WE WILL APPLY PRIMER SHERWIN WILLIAMS LOXON PRIMER, IN ALL THE EXTERIOR WALLS, AND APPLY 2 COATS OF PAINT USING DURATION EXTERIOR SATIN PAINT. IF CUSTOMER WANTS TO USE A BETTER GRADE PAINT WHICH IS EMERALD PAINT, WE JUST CHARGE THE EXTRA ON PRICE DIFFERENCE (\$100 EXTRA FOR EACH 5 GALLONS). THE BUILDING ON THE POOL AREA NEEDS TO REPLACE AROUND 2 FT OF FASCIA.	1	\$5,000.00	\$5,000.00
3.		Services	SOME STUCCO REPAIRS IN SOME AREAS WHERE IS NEEDED.	1	\$1,000.00	\$1,000.00
4.		MATERIAL	Extra for use Emerald sherwin williams paint	1	\$400.00	\$400.00
Total						\$6,400.00

Accepted date

Accepted by



Joseph Stevens
 POPCORN REMOVAL • KNOCK DOWN • DRYWALL REPAIR • POPCORN
 INTERIOR & EXTERIOR PAINTING
 TITUSVILLE (321) 268-8005
 COCOA (321) 453-0091
 MELBOURNE (321) 984-8091

Occupied Homes
Our Specialty

No 15656

Bonded • Licensed
Insured

FREE ESTIMATES
No Job Too Small

Estimate & Invoice

NAME	Bob Szozda	PHONE		DATE	1-24-24
STREET	8207 National Dr	JOB NAME			
CITY, STATE AND ZIP CODE	Suntree Bay Tee	JOB LOCATION	Golf Course		
			865-603-3650		

WORK ORDER

- Popcorn Removal
 - Repair Sealer **Main Building**
 - Respray
 - Knock Down **upright Columns 27**
 - Orange Peel
 - Glitter **Hip wall / knee wall wrap**
 - Popcorn
- Pool House
Repair facia**

CRACKS THAT ARE NATURALLY OCCURRING ARE NOT WARRANTED

INTERIOR PAINTING

- Ceilings: **Pool House 3 uprights**
 - Walls: **facia Board Repairs at Drip Cap
fir n till 1x3x8 3 locations**
 - Doors: **Rear Captians Pool Louivered Door**
- Note wall Bubbling Play Ground
Side**
- 1 year Guarantee Labor - Mat**

EXTERIOR PAINTING

- Fungicide Kill Mildew: **Ext Paint fungicide to Kill**
- Pressure Cleaning: **Mildew Pressure 1700 PST Low**
- Coat of Sealer: **Stucco Repairs Patch All cracks**
- Patch Cracks & Caulk: **Siliconized Acrylic 90° corners**
- Acrylic Paints: **Dupont Waterproofer 100% Resin Acrylic**
- Trim: **Finis H Coat Sherwin Williams**

SECTION 4

Baytree

Community Development District

Capital Improvement Program

Project Description	FY 2024	FY 2025	FY 2026
Lake Bank Restoration	\$ 35,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	14,500	14,500	14,500
Flexible Paving Replacement	-	-	-
Drainage Maintenance	10,000	10,000	10,000
Balmoral Drainage Improvements	-	-	-
Curbing Improvements	-	-	-
Monuments - Repair	-	-	-
Curb - Tree Trimming/Replacements	6,500	-	-
Recreation Center Repaving	-	-	-
Tennis Court Lights	-	2,000	-
Pool Furniture	-	-	4,000
Disaster/Emergency Reserve	-	6,500	6,500
Total	\$ 66,000	\$ 63,000	\$ 65,000

SECTION 5

2023 Annual Engineering Report



MEMORANDUM

Date: June 20, 2023
To: Peter Armans, District Engineer, Dewberry
From: James Byrne, Staff Environmental Scientist, Dewberry
Subject: Baytree Community Development District (CDD)
Stormwater Inspection Results (June 2023); SJRWMD Permit No. 4-009-16578-7

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Baytree CDD stormwater management system conducted on June 7, 2023. The inspection and this report are specific to the system constructed in accordance with St. Johns River Water Management District (SJRWMD) Permit No. 4-009-16578-7.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains an **Overall Sheet Key Map (Attachment 1)**, **2023 Annual Stormwater Inspection Results Map Sheet 1 and Sheet 2 (Attachment 2)**, and a **Baytree CDD Photo Log (Attachment 3)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

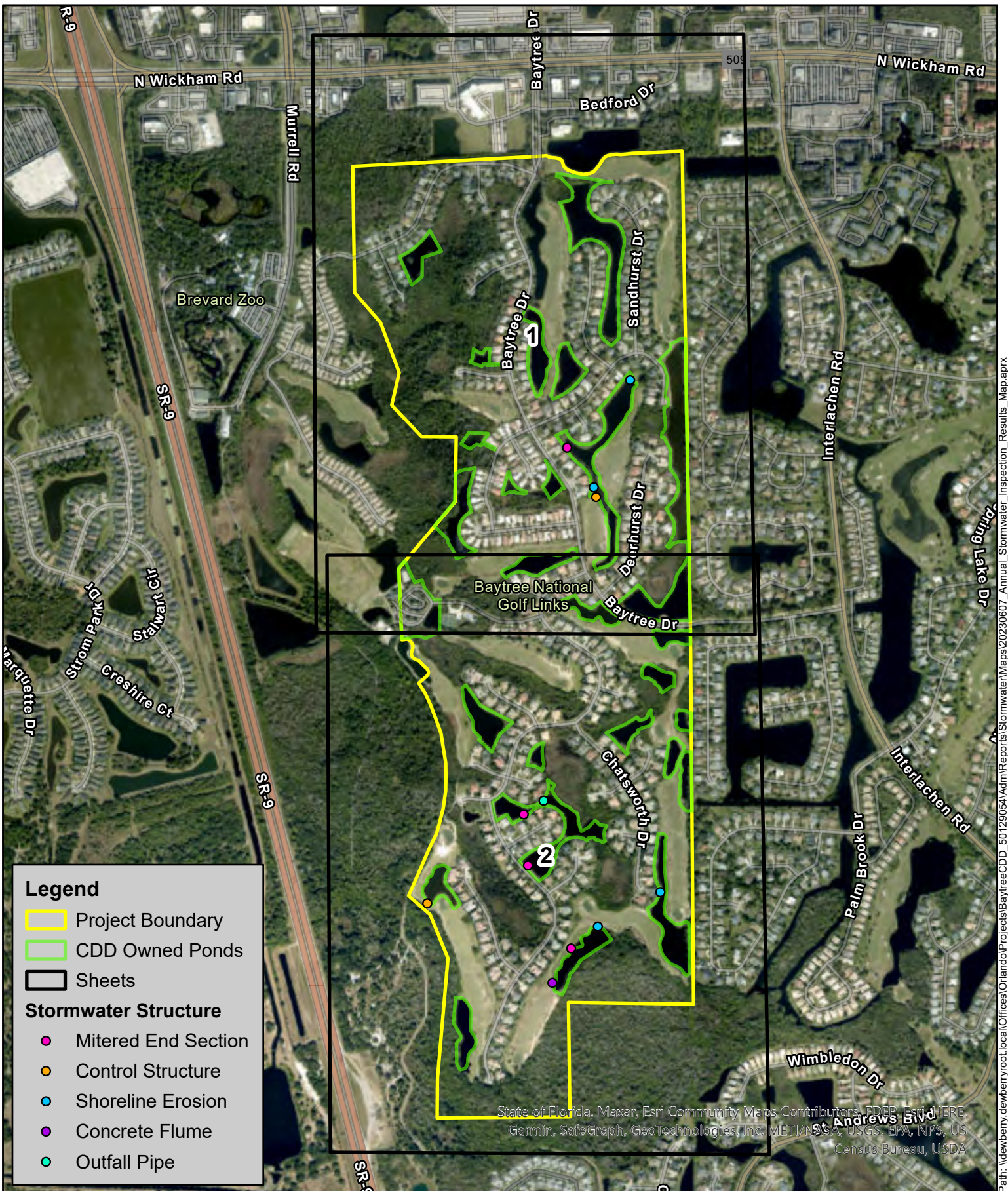
Baytree: SJRWMD Permit Number 4-009-16578-7

The findings from the observations during the site inspection are listed below and displayed on the attached **2023 Annual Stormwater Inspection Results Map (Attachment 2)**.

Location	Structure	Condition	Comments
Lake 4	Shoreline Erosion	Needs attention	Erosion issues along shoreline
Lake 4	CS6A	Needs attention	Missing grate
Lake 4	Shoreline Erosion	Needs attention	Erosion issues along shoreline
Lake 4	MES7	Needs attention	Erosion issues along sides of structure
Lake 13	Shoreline Erosion	Needs attention	Erosion issues along shoreline
Lake 14	Concrete Flume 1	Needs attention	Cracked at base of structure
Lake 14	MES40	Needs attention	Erosion issues at top of structure
Lake 14	Shoreline Erosion	Needs attention	Erosion issues along shoreline
Lake 16	CS12	Needs attention	Broken; missing grate
Lake 19	MES3	Needs attention	Sediment buildup inside of structure
Lake 20	Outfall Pipe 1	Needs attention	Debris; sediment buildup around structure
Lake 21	MES4	Needs attention	Erosion issues at top of structure

Attachments

Attachment 1. Overall Sheet Key Map
Attachment 2. 2023 Annual Stormwater Inspection Results Map
Attachment 3. Baytree CDD Photo Log



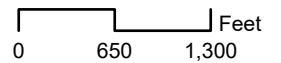
Legend

- Project Boundary
- CDD Owned Ponds
- Sheets
- Stormwater Structure**
- Mitered End Section
- Control Structure
- Shoreline Erosion
- Concrete Flume
- Outfall Pipe

Overall Sheet Key Map

Baytree CDD

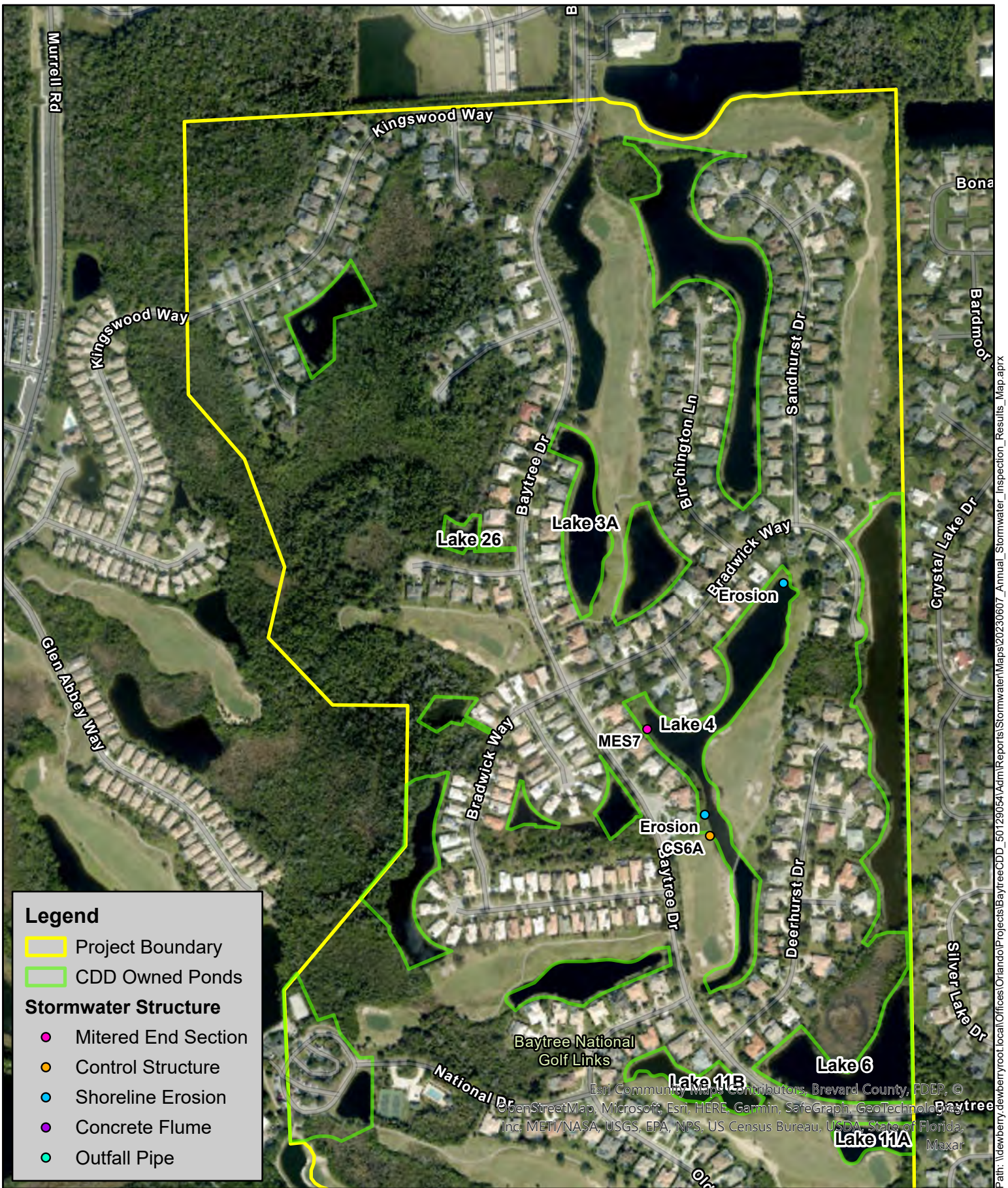
Brevard County, FL



Data Source: Dewberry
(June 7, 2023)
Image Source: ESRI

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State of Florida, Maxar, Esri Community Maps Contributors, EDAP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Legend

- Project Boundary
- CDD Owned Ponds

Stormwater Structure

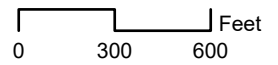
- Mitered End Section
- Control Structure
- Shoreline Erosion
- Concrete Flume
- Outfall Pipe

2023 Annual Stormwater Inspection Results Map

Baytree CDD

Brevard County, FL

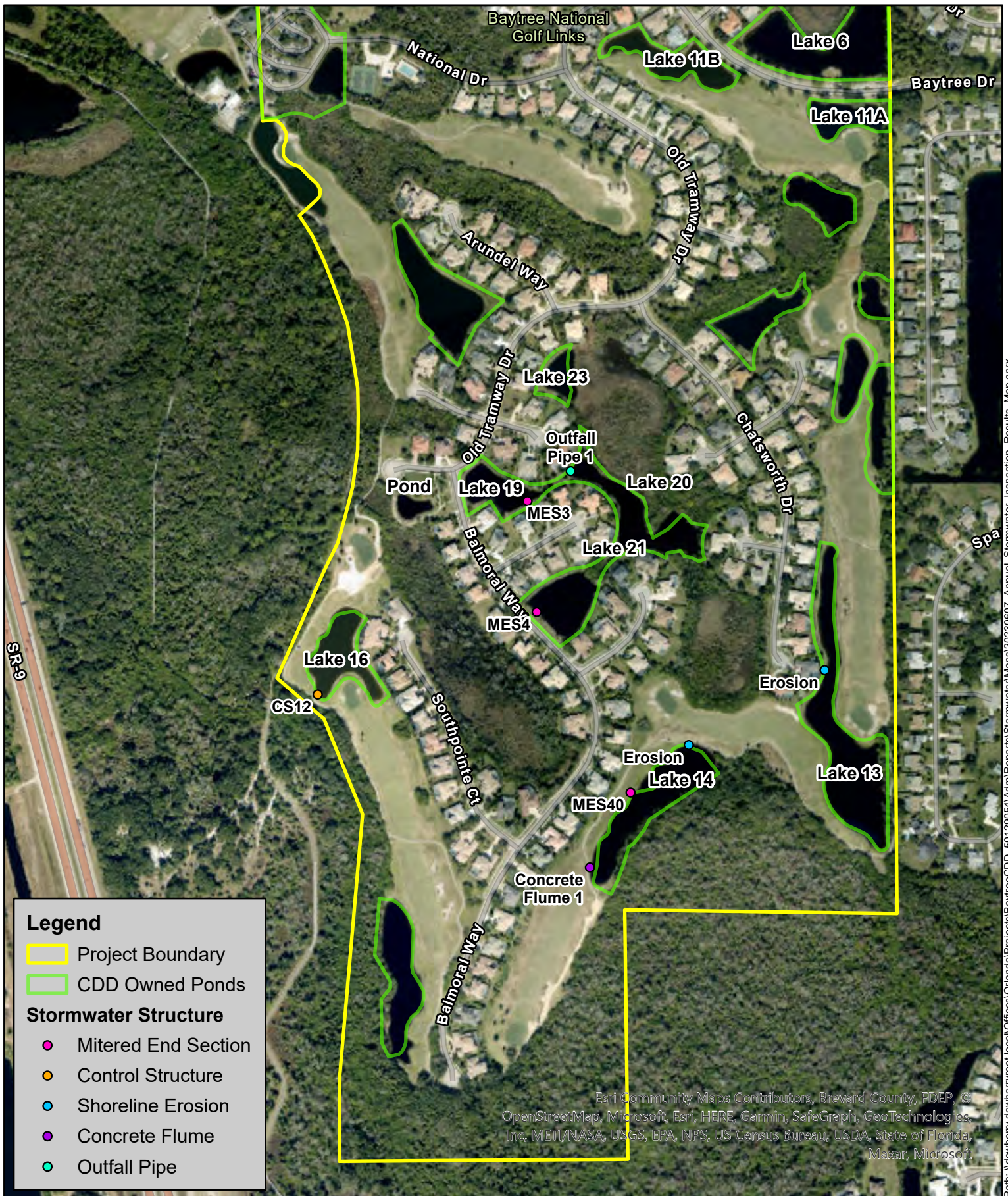
Sheet 1



Data Source: Dewberry
(June 7, 2023)
Image Source: ESRI



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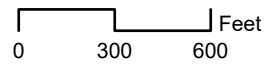


2023 Annual Stormwater Inspection Results Map

Baytree CDD

Brevard County, FL



Sheet 2





Data Source: Dewberry
(June 7, 2023)
Image Source: ESRI

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Baytree CDD: SJRWMD Permit Number: 4-009-16578-7
Stormwater Inspection Data
6-7-2023

ID	Structure	Condition	Comments	Photo
Lake 4	Shoreline Erosion	Needs attention	Erosion issues along shoreline	
Lake 4	CS6A	Needs attention	Missing grate; erosion issues	



Baytree CDD: SJRWMD Permit Number: 4-009-16578-7
Stormwater Inspection Data
6-7-2023

Lake 4	Shoreline Erosion	Needs attention	Erosion issues along shoreline	
Lake 4	MES7	Needs attention	Erosion issues along sides of structure	



Baytree CDD: SJRWMD Permit Number: 4-009-16578-7
Stormwater Inspection Data
6-7-2023

Lake 13	Shoreline Erosion	Needs attention	Erosion issues along shoreline	 A photograph showing a grassy shoreline of a lake. The water is calm and reflects the sky. There is a visible erosion channel cutting through the grass on the right side of the image.
Lake 14	Concrete Flume 1	Needs attention	Cracked at base of structure	 A photograph showing a concrete flume structure extending into a body of water. The water is dark and reflects the sky. The structure appears to be made of concrete and has some vegetation growing around its base.



Baytree CDD: SJRWMD Permit Number: 4-009-16578-7
Stormwater Inspection Data
6-7-2023

Lake 14	MES40	Needs attention	Erosion issues at top of structure	
Lake 14	Shoreline Erosion	Needs attention	Erosion issues along shoreline	

Baytree CDD: SJRWMD Permit Number: 4-009-16578-7
Stormwater Inspection Data
6-7-2023

Lake 16	CS12	Needs attention	Broken; missing grate	
Lake 19	MES3	Needs attention	Sediment buildup inside structure	

Baytree CDD: SJRWMD Permit Number: 4-009-16578-7
Stormwater Inspection Data
6-7-2023

Lake 20	Outfall Pipe 1	Needs attention	Debris; sediment buildup around structure	
Lake 21	MES4	Needs attention	Erosion issues at top of structure	

2024 Annual Engineering Report



MEMORANDUM

Date: July 1, 2024
To: Peter Armans, District Engineer, Dewberry
From: Johnathon Fabrizio, Staff Environmental Scientist, Dewberry
Subject: Baytree Community Development District (CDD)
Stormwater Inspection Results (June 2024); SJRWMD Permit No. 4-009-16578-7

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Baytree CDD stormwater management system conducted on June 25, 2024. The inspection and this report are specific to the system constructed in accordance with St. Johns River Water Management District (SJRWMD) Permit No. 4-009-16578-7.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains an **Overall Sheet Key Map (Attachment 1)**, **2024 Annual Stormwater Inspection Results Map Sheet 1 and Sheet 2 (Attachment 2)**, and a **Baytree CDD Photo Log (Attachment 3)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

Baytree: SJRWMD Permit Number 4-009-16578-7

General comments are provided below regarding maintenance onsite:

The findings from the observations during the site inspection are listed below and displayed on the attached **2024 Annual Stormwater Inspection Results Map (Attachment 2)**.

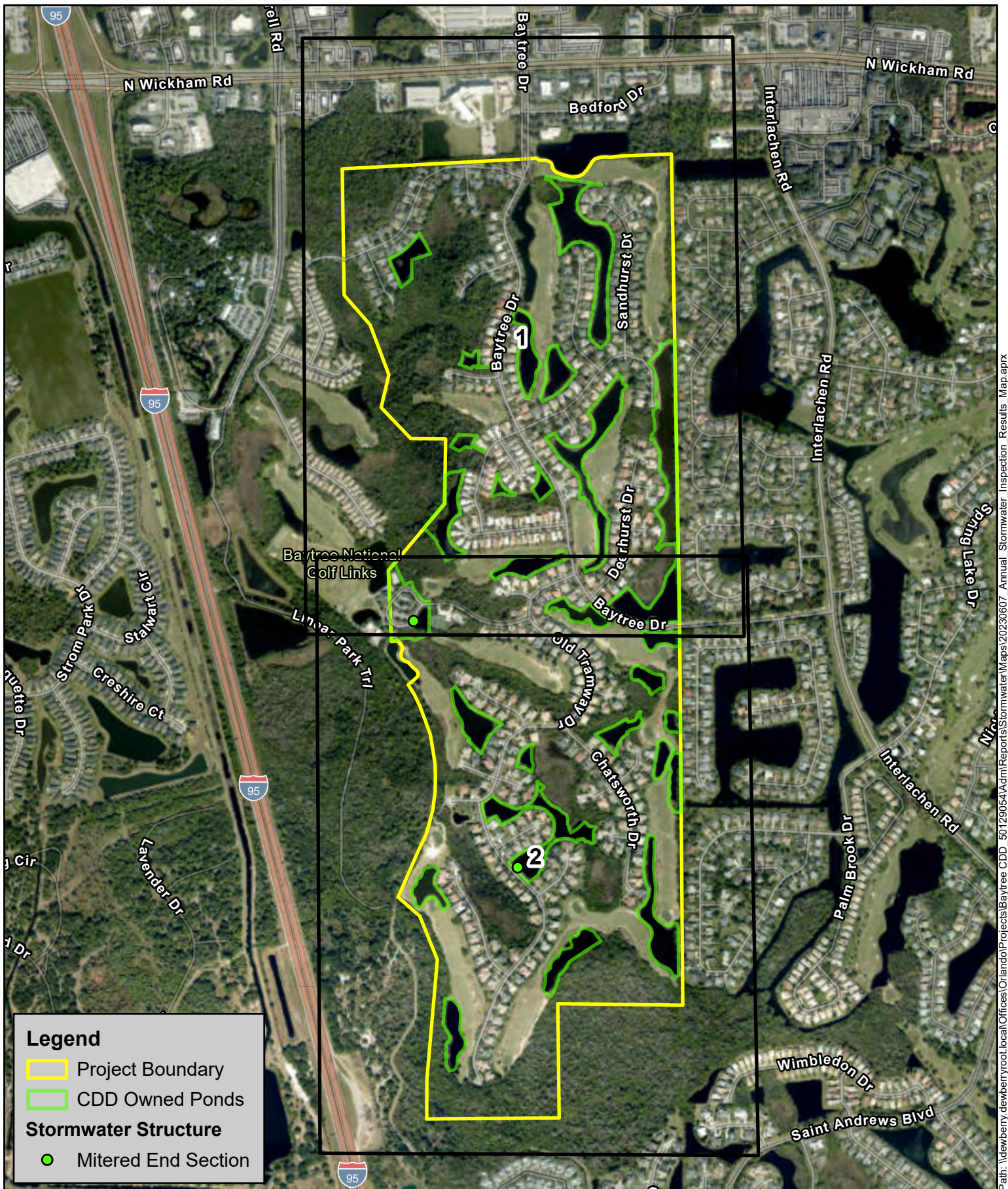
Location	Structure	Condition	Comments
Pond 1	MES-1	2 – Poor	Sedimentation buildup
Lake 21	MES-2	2 – Poor	Erosion

Attachments

Attachment 1. Overall Sheet Key Map

Attachment 2. 2024 Annual Stormwater Inspection Results Map

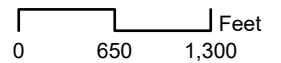
Attachment 3. Baytree CDD Photo Log



Overall Sheet Key Map

Baytree CDD

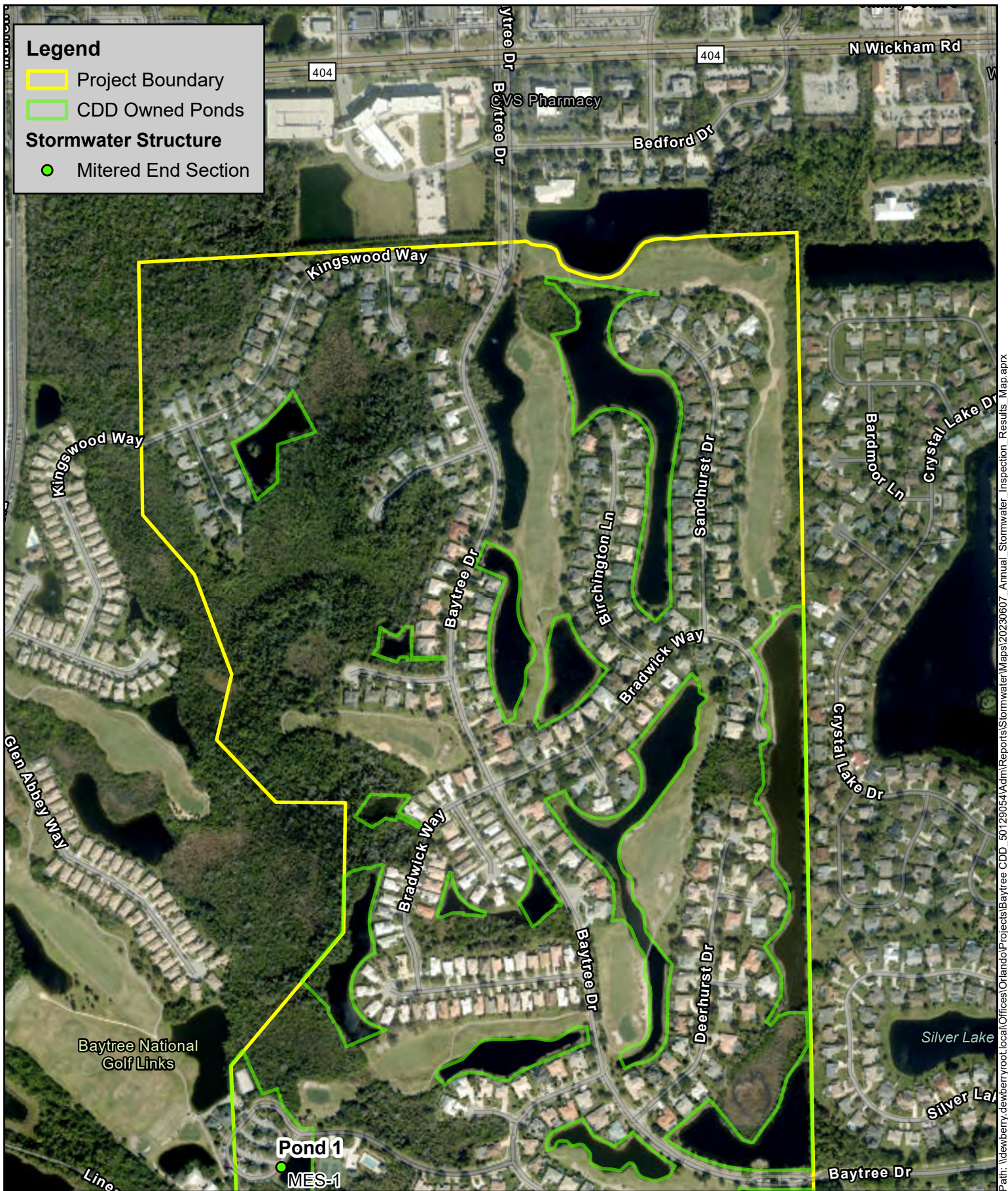
Brevard County, FL



Data Source: Dewberry
 Image Source: State of Florida, Brevard County
 2021



Dewberry



Legend

- Project Boundary
- CDD Owned Ponds

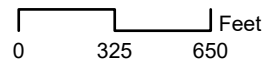
Stormwater Structure

- Mitered End Section

2024 Annual Stormwater Inspection Results Map

Baytree CDD

Brevard County, FL

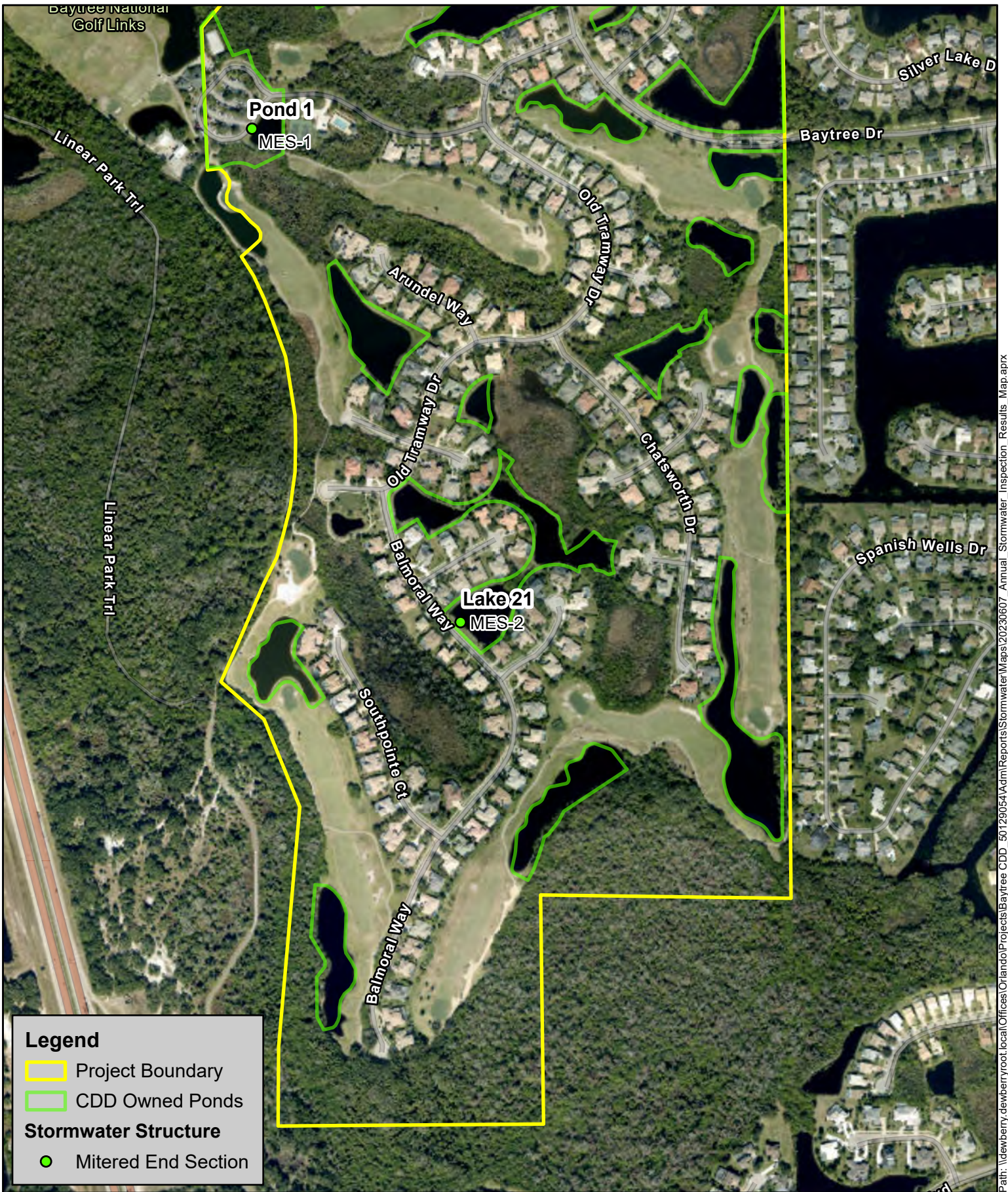


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Image Source: State of Florida, Brevard County
2021



Dewberry

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Legend

- Project Boundary
- CDD Owned Ponds

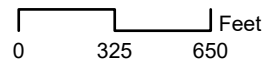
Stormwater Structure

- Mitered End Section

2024 Annual Stormwater Inspection Results Map

Baytree CDD

Brevard County, FL



Data Source: Dewberry
 Image Source: State of Florida, Brevard County
 2021



Dewberry

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Baytree CDD Photo Log
06/25/2024

SFWMD Project No. 4-009-16578-7

Photo 1

Location: Pond 1

Structure: MES-1

Condition: 2 – Poor

Comment: Sedimentation buildup



Photo 2

Location: Lake 21

Structure: MES-2

Condition: 2 – Poor

Comment: Erosion

