

What's Going On at Bay Tree

December 2023

Good day, neighbors!

Hope you had a wonderful Thanksgiving with friends and family! Can't believe the Holidays are right around the corner with 2024 not far behind.

Brrrr....it was a bit chilly!

For our seasonal residents, we had a bit of a cold spell right after Thanksgiving. But rest assured, according to Weatherbug, our snow depth remains at zero! 😊



Street Parking

During the day, parking is permitted on the street by residents, guests and contractors. Pepper Lane is a public street and cars are not to park in front of fire hydrants. There are not too many out there, so please pay attention.

The Holiday spirit!

Neighbors are taking the time to decorate their homes, the clubhouse and the front gate making our neighborhood so warm and cozy! Love the effort!



President's Corner

The meeting on December 6 was focused on establishing the 2024 budget. I would like to highlight the key points:

- We reviewed the past history of the accounts and budgets. Some monies were allocated incorrectly, but these accounting errors have been rectified and all accounts are accurate and in order.
- The Bay Tree operating account was carrying approximately \$8,000 in excess funds. These monies will remain in the operating account should expenses exceed our proposed budget
- Due to increases primarily in insurance premiums and the cost of labor and materials, Mike McCarthy made the following recommendations to the budget and all Board members approved:
 - ✓ An increase of \$88/month to accommodate increases in costs in the operating budget
 - ✓ An increase of \$22/month to accommodate anticipated expenditures related to the reserves
 - ✓ As a result, there will be an increase of \$330/quarter to the HOA fees in 2024
- The 2024 Annual Meeting is scheduled for January 11th, 2024 at 6:30pm at the Clubhouse. Any neighbors interested in running for the 2024 Board are asked to submit a notice to intent by December 22nd.

Ria Ludlow will be replacing Tara Fleming on the Buildings & Grounds Committee. Tara has concerns about meeting the time required to serve on this committee and I am very pleased that Ria will be stepping in.

Many thanks to our neighbors Ron and Marti Paul, Billy McCrystal and Mike Jenkins for their efforts with the pool, the wetland area and the grates. Your time and donations have saved Bay Tree funds and improved the community immensely. I also want to thank all the neighbors who put up the holiday decorations making our community look so festive! All efforts are most appreciated.

Keeping an Eye on the Space Coast

On clear days/nights, we have an opportunity to see the rocket launches. On December 10th at 7:00pm, the Falcon Heavy is scheduled to go up. The "heavy" launches have 3 times the thrust and are magnificent to witness. If you wander across to Waveland Beach, there are less lights and you get a much better view. Fingers crossed for a clear night!



Merry Christmas, Happy Holidays and a very safe, healthy and New Year to you and your families!

Tara Fleming
119 Pepper Lane