

Bay Tree Times

Board Members

- Jim Kielty
President
- Al Aubin
Vice President
- Eileen Henriksen
Secretary
- Mark Little
Treasurer
- Earl Ayotte
Member at Large



Deck Maintenance

At this time, I wish to point out to all owners that the rear decks of each property are the responsibility of the owner. There are a great many decks that are in dire need of repair and paint. The HOA, as always, will provide the paint to any owner who wishes to paint his rear decks. To those of you who rent or do not come here on a regular basis, I have made arrangements with a vendor to caulk, paint and do minor repairs on your decking i.e. missing screws, loose spindles, loose boards at a

cost of \$50 for the main deck and \$25 each for the side decks. Of course, this applies to those on the second and third floors. For those owners who rent their units, please remember that if a person is injured by a default on your deck, it is you the owner who will be responsible for the lawsuit and not the HOA. As stated in our Master Deed, all rear decks are the responsibility of the owner. Please, if you wish to have your decks painted, contact the Property Management Office and enclose a

check for \$100 and your decks will be taken care of. If we find the decks in major need of repair, you, of course, will be contacted first and may choose your direction. For those of you, who wish to paint yourself, please contact the Property Management Office and they will make arrangements for you to receive the paint in your provided container. As for your front door, we have purchased the proper color paint. Again, if you wish to paint your front doors, the same process applies.

River Rock replaces Mulch

For those of you who have seen it, we have removed all the mulch from the rear of our buildings and replaced it with stone. Even though the stone was more expensive than the mulch, we had to replace the mulch twice a year and

contend with the rats and mice nests created in the mulch. The stone will not need this replacement and is easier to maintain in the long run. To date, we have completed buildings 21 through 26 and 34 and half of 27. It is our intention by year's

end to complete the rear of 27 and 28 as funds become available. Following the completion of the rear of the buildings, it is our hope to replenish some of the existing stone in the front of the buildings which should complete that

project. All of this work would do nothing but enhance the value of our property. I realize now that our resale value is down but I feel that in the future, with our commitment to beautify our property, this will go a long way to increase property values.

Entrance Way Beautification

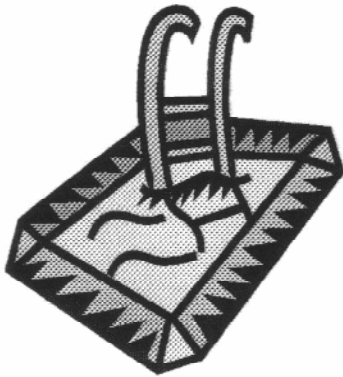


Hopefully, most of you have seen the huge improvement by now. We have broken it into several phases. Phase One being the sign, palm trees, knock out roses and lighting for the sign. Phase Two, which has just been completed, was the addition of three palms going towards the pond with knock out roses surrounding it. Phase Three will include the installation of bushes surrounding the canals

near the entranceway to each HOA i.e. Bay Tree One, Bay Tree III, Golf Colony and Bay Tree Golf and Racquet and Bay Tree IX. You will have noticed by now, the omission of Bay Tree II as they have elected to not participate in this effort. We continue to cut down the myrtle woods adjacent to their property and cut the grass. I think this enhances our property more so than theirs. The

final phase will be to install myrtle woods along the canal. As you have probably noticed, there are many blank spots along there and the installation of these new myrtle woods will fill these in. We appreciate your patience as this project will take a few years to get completed as we're working on a budget of about \$500 a month out of which comes cutting, trimming and electrical.

Indoor & Outdoor Pools



As you all may or may not know, our cost for the indoor and outdoor pools and picnic area is in excess of \$60,000 per year. We have installed video cameras and recorders in both the indoor and outdoor pool and hopefully, this will

deter some of the vandalism that has occurred in the last few years. These were installed by C&T Property Management at no cost to us. Thank you Bob and Carrie for another job well done!! We have also upgraded

both the men's and ladies rooms via volunteer labor. We are in the process of painting and reinforcing the trellis at the outdoor pool. Anyone wishing to help us is more than welcome. Just bring a screw gun and a paint brush!!

Exceptional Maintenance Man!



I'm mentioning this as it costs the HOA nothing except the material. Our maintenance man, Richard Water, has been nothing but a blessing in disguise and this is said with all sincerity. Please,

please do not request anything of Richard as his daily work schedule needs to be assigned through the Property Management Office or myself. We have saved a lot of expenses by having

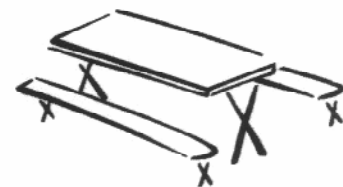
Richard maintain both pools and the grounds; however, the man has just so many hours in a day so these need to be assigned accordingly.

Owners Area

A gazebo, in the form of a large sheltered unit has been installed in the picnic area so that owners may enjoy the picnic area regardless of the weather. It is my hope that this facility will be used more than it is now. If we find

a need, I believe that the Shared Amenities Board could possibly install a second one. This unit will hold two to three picnic tables and will give people relief from either the sun or the rain. As you know, this is an

owner's only area and there is a three-digit combination code. If you do not have the code, you may contact the Property Management Office and obtain it.



Parking Permits

We have enacted, in a joint venture with Bay Tree IX, a parking permit system. I encourage all of our owners who have not done so to contact the Property Management Office to receive your new parking permits as the old permit is no longer valid. We are encountering many, many problems mostly with renters who do not seem to wish to abide by our rules and regulations. I ask each owner who does have

renters to inform your rental agent of our rules and regulations. To date we have not towed a car as it is not our intention to help the towing companies profit from our owners or tenants. However, going forward, we will be tagging and towing. As you all know when summer comes upon us, our complex becomes extremely busy. Each unit is authorized two parking spaces. If an owner, not a tenant, feels

he needs an additional spot for a limited time, per our Bylaws he must send a request in writing with reasons for the additional parking spot to the Board of Directors. If the Board should vote to allow an additional spot, PLEASE have your guest or tenant park in our overflow parking spaces in front of the indoor or outdoor pool.



Message From the President

I wish you all a wonderful summer and hopefully, we will see you as the year progresses. If you have any complaints or requests, please continue to refer them to the Property

Management Office who is doing an excellent job in managing our property and they will in turn pass them on to me.

On behalf of the Board of Directors of Bay Tree Golf

and Racquet, thank you for your continued cooperation.

I remain yours respectfully,

James Kielty,

President

Bay Tree Golf and Racquet