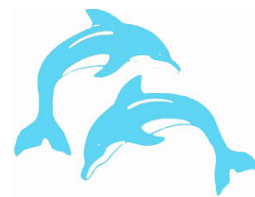




# THE BAYWOOD BREEZE



February-March 2019

a newsletter about Baywood Colony Villas Association

Welcome to *the Baywood Breeze*. This is the fourth edition of a newsletter to help inform the owners and residents of Baywood Colony Villas Association. This publication will include timely and valuable information about our Association and events happening in our community. This publication continues to be a “work-in-progress.” *Future editions will only be mailed to those not on the e-blast list. (L. Sullivan, editor)*

## UPCOMING EVENTS

February 16, 2019	9 to 10:30 a.m.	Valentine Day Breakfast (men cook)
February 20, 2019	2:00 p.m.	Board of Directors Meeting
February 20, 2019	7:00 p.m.	Town Hall: Documents Re-write Update & Atlas Insurance



“HEAR YE, HEAR YE, HEAR YE”

**Owners are invited to attend an upcoming Town Hall to learn about the re-writing of our governing Documents and to hear about our Condominium Insurance.**

The Documents Committee has met several times over the past 6 months to review the proposed Baywood Colony Amend and Rewrite of our documents. The process has included working with Casey Management and the Association’s attorney. The new documents will include updated Florida statutes and other common standards of condominium living. There will be a **Town Hall meeting on February 20, 2019, at 7pm** to review the process. Owners are encouraged to attend and provide input.

- Additionally, Tommy Kochis of Atlas insurance will be present to answer questions about the Association coverage, flood insurance, HO-6 policies and related insurance issues.
- For those who are unable to attend, the Town Hall will be available on Facebook Live.
- The Documents will be reviewed at a second Town Hall in March (with attorney)

## Why must the Association approve a lease prior to occupancy of a tenant?

Our Declaration of Condominium requires the Association to approve all leases and tenants prior to occupancy (Section 13.2). This provision is found in almost all condominium communities that are designed for residential living (as opposed to a resort condominium). For the safety of the community, the Association requires information about who is residing in each unit. Emergency information is needed about tenants as they are our neighbors and friends. The Association is not interested in the lease amounts but does need to know the beginning and ending dates of occupancy and is to be informed when annual leases are renewed. Prior to occupancy, new tenants are to have an orientation to life in Baywood (interview). The same approval is needed for new seasonal tenants. Forms for leasing can be found at [baywoodcolonyvillas.com](http://baywoodcolonyvillas.com).

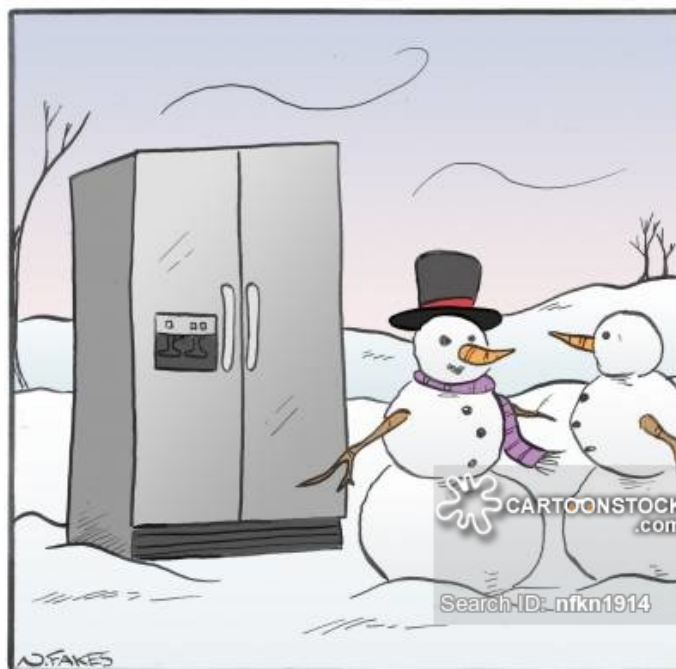
## Recreation Center (Clubhouse) News

On February 2<sup>nd</sup> about 30 residents volunteered all around the Rec center and the waterfront. The Rec Center was in need of “sprucing up”. Projects included:

1. Repairing and painting the benches along the waterfront
2. Washing windows, scrubbing cabinets and furniture, as well as other inside jobs
3. Raking and sweeping leaves
4. Beautifying our pool planters
5. Power washing walkways and pool deck
6. Emptying, cleaning and repairing the inside of the storage shed
7. Replacing the shed door and adding exterior trim. Special thanks to Dave Smith and Ken Bell for the added hours volunteered to complete this project.

A big “shout out” to everyone who helped during the clean-up, especially our renters!

“Hey friends,” Kathy Ours here from the Clubhouse committee. “We are having a great season of events and the clubhouse is busier than ever. It’s great to see so many people participating and interacting. However, we are at the point where it is time to think outside the box for new activities. If you need clubhouse space for a meeting, exercise, games, dancing, etc., please consider late afternoons, evenings, or weekends to schedule your event. If you are only 4 or 5 people and are having a meeting, consider using the library if the main room is scheduled. Be sure to check the calendar and try to work around any other activities already scheduled. Kay or I will be happy to help you find a spot if you need assistance. Thanks and have fun! ☺”



"I bought a new summer condo."

## Condo 101

### (What did I Buy?)

If one were to visit the Sarasota County Property Assessor's website, a property description for a BVCA unit can be found. Our **Subdivision** is Bayood Colony Section I (or II). The **Property Use** is CONDO-Duplex or Villa. **Zoning** is RMF2-Residential, Multi-Family. The **Parcel Description** is Unit # Bldg # Baywood Colony Villas Section I (or II).

The **Property Use** and **Parcel Description** defines the property purchased as a Condo unit. So *what is a unit?* Every condominium community has a **Declaration of Condominium** that defines a unit based on the original filing of the developer. Each condominium community has its own unique definition of a unit. In our Declaration, the unit description can be found in **Section 4 (Unit Identification and Description)** and **Section 5 (Survey)**. The wording provides a physical description of what is part of a unit. The **Survey** and **Plat** plan provide a drawing of the buildings and unit boundaries (also commonly referred to as the *unit footprint*). Our **Plat** drawing is the last page of our Declaration. **Section 17.1** of the Declaration describes the unit again in terms of owner maintenance responsibilities.

### Is the "Three-Foot Area" part of my unit?

No. Each owner purchased the "unit footprint" as filed by the developer in 1974. All other areas are common element. In 1998 the owners approved an amendment to the Declaration of Condominium. This amendment is one of the most misunderstood provisions of Baywood living. The amendment provides that an owner may use the three-foot area for plantings subject to approval of the Board of Directors, thus, a unit owner does not own the three-foot area. It is part of the common element. (Underlining is by editor)



Recently there was a dog altercation in our community that sent an owner's pup to the vet for stitches and an owner had to seek medical attention for a wound. Pet owners are urged to: (1) review **Section 11 (n)** of our Declaration and (2) adhere to **Sarasota County Animal Regulations**. For the safety of our residents and pets please be considerate of others in Baywood and the community.

## **Some Key Animal Regulations for Sarasota County Pet Owners**

(Section 14 of the Municipal Code)

1. All dogs and cats are to be licensed and have current vaccinations
2. Dogs are to be leashed at all times when out in the public. (14.41—be leashed on all condominium common elements)
3. No excessive barking or noises from a pet
4. No dog is to display aggressive behavior towards a human or another animal
5. Failure to clean excrement is considered a health issue and can lead to a citation.

### **Did I forget to do something?**

Sometimes when we are in a hurry to make improvements or repairs, we forget to get approval of the Association prior to commencing the project. For the safety and integrity of the community, it is important to remember that a project on one unit can affect a neighboring unit or the common element. Please remember to submit an **Architectural Request** for a unit alteration or modification. To plant in the three-foot area or the common element, submit a **Landscape Request**. Pre-approval limits the possibility of having to redo a project and that can be expensive for the owner as well as the Association.

**\*\*All Association forms may be found at [baywoodcolonyvillas.com](http://baywoodcolonyvillas.com)\*\***

### **Membership Directory**

The Membership Committee is gathering information for a Directory. Florida privacy statutes require that a separate form be signed by an owner directing the Association what personal information may be shared with other owners. Committee members will be contacting owners in person or by mail. Please help them with this undertaking.

### **Dates to Remember**

February 20, 2019	2 p.m. Board Meeting	7 p.m. Town Hall (Re-Write/ Condo Insurance)
March 20, 2019	3 p.m. Board Meeting	
Late March	7 p.m. Town Hall	(Re-Write update—attorney present)

### **Things to Look Forward to (Coming soon! March Social Calendar)**

The Canadian Breakfast

Corned Beef and Cabbage Thirsty Thursday

Ice Cream Social

5 O'clock Somewhere Pool Party