

THE BAYWOOD BREEZE

April-June 2019

a newsletter about Baywood Colony Villas Association

Welcome to *The Baywood Breeze*. This is the fifth edition of a newsletter to help inform the owners and residents of Baywood Colony Villas Association. This publication is not part of the governing documents of the Association. It 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

May 5-11		National Hurricane Preparedness Week
May 2019		No Scheduled Board of Directors meeting
June 19, 2019	2:00 p.m.	Board of Directors Meeting
July 2019		No scheduled Board of Directors meeting
August 2019		No scheduled Board of Directors meeting
September 18, 2019	2:00 p.m.	Board of Directors Meeting



“HEAR YE, HEAR YE, HEAR YE”

The Hurricane Season is Approaching!!

One of the trade-offs for living in sunny Florida is experiencing damage caused by violent tropical storms. The National Hurricane Center designates June 1st through November 30th as the North Atlantic Hurricane Season.

Do you remember September of 2017? Our community was included in the mandatory Evacuation Order from Sarasota County. Hurricane Irma caused about \$18,000 in damages to our grounds and buildings. In June of 2018, Sarasota was drenched by Tropical Storm Alberto. Last fall we were affected by the winds of Hurricane Michael.

The Association as well as each owner must make hurricane preparations. The Association has signed a contract with Brightview for priority “triage” services to clear fallen trees and branches from our streets, grounds and units caused by a violent storm. The Association insurance policies have been reviewed and are up to date. The Association will consider contracting with a restoration vendor to assist in emergency situations. E-Blasts and FaceTime will be used for communicating during emergencies.

Every owner should prepare for the hurricane season.

Some Tips about How to Prepare for the Hurricane Season

Seasonal Owners:

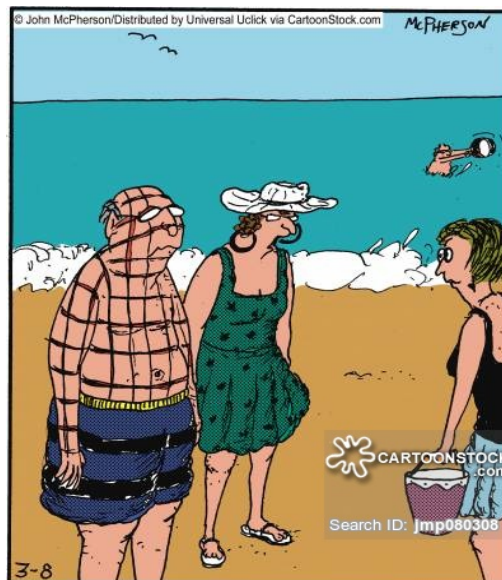
- Remove and secure in the unit or laundry room: all exterior furniture, trash cans, potted plants, décor and other items that may become projectiles in a violent storm
- Be sure Casey Management has your current emergency contact information.
- Designate/hire a local person to regularly inspect your unit while you are away.
- Inventory your personal property
- Review your insurance policies

Annual Owners and Residents

- Have necessary items for an extended loss of power. (batteries, candles, etc.)
- Have access to water and non-perishable foods
- Prepare evacuation plans
- Remove and secure in the unit or laundry room all exterior furniture, décor and other items that may become projectiles in a violent storm
- Be sure Casey Management has your current emergency contact information.
- Inventory your personal property
- Review your insurance policies

MEET JOHN DIAL

John Dial, our new property manager with Casey Management, is going on his 15th year as a full-time, year-round Florida resident. Originally from the Chicago area, after a 25-year radio broadcasting career and 5-year career as co-owner of an Advertising Agency, John moved to Sarasota from Kalamazoo, Michigan. In his free time John publishes www.escape-to-sarasota.com, a travel web site that promotes our Suncoast area and targets locals, snowbirds, tourists and vacation planners. John may be reached at jdial@caseymanagement.com or by calling 941-922-3391.



"Arnie fell asleep under his beach chair."

CONDO 101

What are Assessments? (Maintenance Fees)

“To fund the non-profit association’s operations and special needs, each unit owner is required to contribute a proportionate share of the total sum. The assessments must be enough to cover the payment of all of the association’s capital obligations (reserves) and operating expenses” (The Condominium Concept, p.8 & FL statute 718.103)

The amount of each year’s maintenance fee (assessment) is determined by the budgeting process led by the Finance Committee and the Treasurer. The management company assists with this vital task. Maintenance fees, dues, and assessments are all the same name for the monthly payment that the Association collects to cover the approved budget.

Our By-Laws (8.2) state that “assessments are made for a year in advance and are payable in installments as determined by the Board of Directors.”

Per Board policy, maintenance fees are due on the 1st day of the month and are in default if not received by our bank (not the management company) by the 10th of the month. Assessments that continue in default can lead to further action from the Association.

Unit owners use many different methods to pay installments

- The most common method is to pay monthly by automatic bank withdrawal on the 1st day of the month.
- Many mail checks monthly using coupon books issued by Sabal Palm Bank. These must be received at the bank by the 10th of the month to avoid late charges.
- Some owners use coupons to pay quarterly, semi-annually or annually.
- Other owners set up ACH to transfer payments from their bank to Sabal Palm Bank. Again this transfer must be at Sabal Palm Bank by the 10th of the month to avoid late charges.

Please do not “drop off” or mail a payment to the management company. There is a “lag time”. The management company has to send the check to the bank. This extra step can result in late fees even though the check was delivered to the management company before the 10th. Please send all payments directly to Sabal Palm Bank.

Contact John Dial at Casey Management (941-922-3391) for assistance with payments.



Palm Rats

Did you know that Baywood has experienced several infestations of palm rats in recent years? One resident said she and her neighbor trapped over 40 palm rats in their courtyards in a 12-month span. Number one method to avoid palm rats—do not plant fruits and vegetables. For this reason, our Association prohibits fruit and vegetable plantings. (BTW raccoons also love fruits and vegetables) Discouraging rodents is one of the reasons owners are to submit a **Landscape Request Form** before planting around a unit.