

The Baywood Buzz

March 2024



Upcoming Events

Julie Musselman has graciously volunteered to chair the clubhouse committee. Along with help from Derwin Shields a calendar of events is in the works. Stay tuned! Check out the Baywood Colony Villas- Owners & Residents Community on Facebook for updates as well. In the meantime, Thirsty Thursdays continue at the clubhouse every Thursday at 5pm.

DeeDee Thull regularly hosts Aqua Fun & Fitness Classes on Monday's at 9:30am in the Baywood Pool. Contact Dee at deedeeHull@ayhoo.com with questions. Donations Appreciated.

President's Message

by **Sue McConnell, President**

Thank you for your trust and faith in me and the other board members to represent the Association's interests and take steps as needed to keep Baywood a great place to live.

Thank you to the new board for being willing to step up and serve the community, as well as to all who volunteered to be on a committee. This is what makes Baywood such a great place to live.

As you may know, the Rental amendment to allow for 2 rentals a year with a 30-day minimum, was passed by a $\frac{2}{3}$ vote in Section 1. Although it was originally reported it passed in Section 2, it did not pass by the required $\frac{2}{3}$ vote and therefore failed. The paperwork is in process to record the Section 1 changes with the county. Once we receive confirmation of their approval, the amendment will be official, and we can implement the change.

We are still recovering from the impact of Hurricane Ian and most of our resources and time are focused on completing the remaining repairs. Please reference the update report for more details as it provides more information than I can provide here. I share your angst at the time and cost of getting our issues addressed and appreciate your patience. We are making progress, know that you have a dedicated team working diligently to make it happen as soon as possible.

We are coming up on our property and flood insurance policy renewals and are working closely with Atlas Insurance to get the best deal we can. Since Atlas considers our Hurricane Ian

claim as “open”, we should be able to get coverage, we will see at what price. Currently, we do not meet the criteria for the state sponsored Citizen’s program as we understand it, so our options remain limited. Keep your fingers crossed for better news this year! In the meantime, we are focusing our resources on those items necessary to keep Baywood functional and finishing the hurricane repairs. The cost of insurance has a huge impact on our budget. Once we know what we are facing financially, we can make thoughtful decisions prioritizing work in our community.

The board will be reviewing and agreeing to 2024 priorities at the March meeting. If you have any priority suggestions, please get them to me or another board member by March 16 so we can compile the list for discussion. Setting priorities helps us all focus our efforts and resources on those items we have determined to be most important to the Baywood community.

The board plans to meet the 4th Monday of the month at 5 PM. The meetings will be held in the clubhouse, and we will provide you with Zoom access. Things typically slow down in the summer, if there is minimal business, we may take the months of July and August off.

Last, thank you for the donations and to all the volunteers who help keep Baywood looking good. The work you have done on the lawns is showing. The work on the common area gardens looks terrific. We still need help with routine maintenance activities with the pool and the fountain. Please consider helping out if you have a few minutes during the week and let me, Derwin or Ollie know (see below for contact information).

Hurricane Ian Repairs Update

We are happy to report that the clubhouse roof has been replaced and we are in the process of getting the necessary quotes to repair the remaining damage in the locker rooms and main room closet. All the ceilings in those areas will be replaced as part of the project to prevent a patchwork look when done. Once the repairs are done, the painting will be done by Baywood volunteers. If you are interested, let Derwin Shields know.

The damaged and lost mansards on several of the villas have been replaced and roofs have been repaired where needed.

The county has finally approved all our permits to replace the damaged carport roofs. We are working with White’s Aluminum to get the special-order panels in and the work scheduled. Based on what we know, White’s estimated sometime in April, probably later in the month. We also have some carport repairs to complete which will be addressed after the replacements are done.

We would be remiss in not reminding everyone that we are quickly approaching the next hurricane season. Please complete or update your emergency contact sheet if needed and return it to Sue McConnell (see contact information below). It can be found under [hurricane preparedness](#) on our [website](#). Please also review the regulations regarding preparations and be sure you address them before you leave for season. If you are here full time, be sure to have a plan in place should we face a storm in this season. Here's hoping for a quiet year!

Committee Updates

The 2024 committee memberships have been approved by the board and are beginning to meet. The committee members are posted in the clubhouse and will be posted on the website. If you are still interested in joining a committee, let Sue McConnell know.

Architectural Committee



There are no significant ARC updates to report. Remember that anything you hang on the outside of your unit requires an ARC form to be submitted.

Finance Committee



Since this is the beginning of the calendar year with the final budget approval completed just last month, we do not have any new news to report. We anticipate it will be summertime before all hurricane costs have been solidified. We are focused on final hurricane repair cost reconciliation.

Operations Committee



We have delayed painting the outside of the villas for several years, first as they seemed in pretty good shape, and then to complete the hurricane repairs before we proceeded. As we wrap up lan repairs, we want to restart the process to obtain a bid for painting. It appears there is still

interest on some owners' part to change the color of the units. Be aware to do so is considered a material change and will require a $\frac{2}{3}$ vote of owners to do so. This vote will be counted for the entire complex and not by section. We need to determine in the next few months whether there is enough interest in a color change to incur the costs to do the vote, so be on the lookout for an upcoming survey. If anyone is interested in participating on a committee to look at options, please contact Sue McConnell in the next week or so.

Grounds & Gardens Committee (G & G)

We know the condition of the grounds is of concern, and one the board shares. In looking around the area, we see many houses with lawns also in distress. The lack of rain and not having a rainy season last year has taken a major toll on the grass, trees, shrubs, and just general plantings. We are working with Brightview to look at our options, but we are limited without irrigation and that is not an easy fix, if even feasible. The Committee has provided some guidelines for replanting grass for those owners who may be willing to take on the task in the area surrounding their unit. Those of you who have done it have made the area look better and we thank you! We continue to look at options of methods and resources.

There has been some recent debate regarding allowing non-plant site furnishings in the 3-foot area. Our documents currently say the villas should all look substantially the same. To allow for some personality and personal input, the board has recently allowed for some site furnishings. Whether or not any furnishing is appropriate and desirable is frequently in the eye of the beholder, what one person loves another may not. So, at this point, any requests to put a site furnishing anywhere on the grounds, 3-foot area, or common area, needs to be submitted on a landscape request and will come to the Board for review and decision, including any suggestions/recommendations from the Grounds & Garden committee. This is a work in progress as we try to balance being flexible while adhering to the condo documents. We will continue to monitor how as we move forward. If owners are looking for more flexibility, it helps everyone to comply with the processes that are in place.

Casey Management Contact Information

Initial questions, concerns or needs should always be addressed to Casey Management.

Casey Management Contact Information:

Fred Marks, Association Manager,
fmarks@caseymanagement.com or
receptionist@caseymanagement.com, 941-922-3391

The BCVA Board Contact Information

The BCVA Board is available to help answer questions, address issues and such. Please remember the Board does this as a volunteer so be respectful of their time.

- **President:** Sue McConnell, baywoodmccconnell@gmail.com
- **Vice-President:** Martha McKlveen, baywoodmcklveen@gmail.com
- **Secretary:** Amy ElBorai, baywoodelborai@gmail.com
- **Members:**
 - Scott Labat, baywoodlabat@gmail.com
 - Ollie Griffith, baywoodogriffith@gmail.com
 - Kim Kelly, baywoodkelly@gmail.com
 - Derwin Shields, baywooddshields@gmail.com
- **Treasurer (non-board member volunteer):** Barbara Kuiper, barbkuiper@gmail.com

Other resources

Baywood Colony Villas Owner Site:

<https://baywoodcolonyvillas.com>

Facebook Private Group: Baywood Colony Villas -Owners & Residents Community