

The Baywood Buzz

April 2024



Upcoming Events

Please monitor our Facebook group page: Baywood Colony Villas- Owners & Residents Community

Note from the BCVA Board by Sue McConnell, President

I hope you have been enjoying this beautiful weather we have been having lately. Between sunsets at the fountain and Thirsty Thursday It has been fun to see so many people gathering together.

During the March Board meeting we approved our 2024 priorities. The idea is to help the Board, our committees, Casey Management and our owners focus our people and financial resources towards those items that seem to be of most importance to the owners. The list can be found at the [bottom of this newsletter](#) and will be posted on our website.

Committees are hard at work, thanks so much to the volunteers who make these happen. We are a better community because of you.

And of course, I can't help but remind everyone, especially our seasonal people who are getting ready to head north, please get me your updated [emergency contact form](#), which is available on the website under [In The Know Hurricane Preparedness](#), access info for your villa and prepare your villa for a storm before you leave. Just doing those few things goes a long way in protecting our community and your personal assets.

Hurricane Ian Repairs Update

The replacements and repairs of the missing and damaged carport roofs are scheduled to begin the week of April 15! We have an agreed upon schedule and sequencing of action defined. The details of what is to be done is specifically outlined in the contracts. That is the information and direction White's will be using as their guide when they begin the work.

If you have a question or concern about the schedule or the work that is being done, do not approach the workers from White's Aluminum directly, instead contact Fred at Casey Management. If you believe it is a true emergency that cannot wait, contact Derwin Shields or Sue McConnell.

The clubhouse electrical work should begin soon and then the remaining repairs to the locker rooms and closet will begin. Please allow the workers to do their jobs directing all questions to Fred at Casey Management.

A lot of work will be happening in our community over the next few weeks, whether it is carports or the clubhouse, your patience with any disruption is appreciated.

There are a few other villa repairs that are yet to be completed and Fred at Casey is working with the vendors to make those happen in the near future.

Meeting protocol

Since we have several new owners, let us outline the process for board meetings. We generally follow Roberts Rules of Order, a commonly accepted set of rules for public meetings. When discussing a topic, first the board will provide input, ask questions, etc. Once a motion is made, the President will ask for any last questions/comments, including from the owners attending. That is your time to provide input. If it is a topic from a board report, the President will allow discussion by the board first, and then, at their discretion, allow

comments from the floor. There is an agenda item at the end of each meeting allowing for general comments from the audience. All participants are to be called on by the President prior to speaking. Talk should be limited to 3 minutes or less and should not be redundant in detail to previous comments. All participants are expected to be professional and respectful to all in their comments, focusing on issues and not people. These same rules apply to all committee meetings as they are an extension of Association activities.

We Need Help Please!!

We are looking for a couple of volunteers to assist in monitoring the pH and chlorine levels of the pool on the days Pools by Lowell is not onsite (Tuesday, Thursday, Saturday, Sunday). This is a requirement of the county to keep the pool open. It only takes a few minutes and is easy to do. If you enjoy the pool and can spare a few minutes to help, your efforts are greatly appreciated. Contact Derwin at baywooddshields@gmail.com. Even one day a week would be a great help!

We could also use some help in monitoring and maintaining the water and pump in the fountain. Especially in the summer when it gets so hot, the water evaporates and needs to be replaced, as does the chlorine to keep the water clear. If you can help even once a week or every other week, it would be a great help. Let Derwin know at baywooddshields@gmail.com. Appreciate your help to keep this beloved amenity flowing!

Contact Information

Initial contact for questions, concerns, needs should be addressed to Casey Management. The Board is available as they can be to help answer questions, address issues and such. Please remember the Board does this as a volunteer so be respectful of their time.

Board members:

President: Sue McConnell baywoodmcconnell@gmail.com

Vice-President: Martha McKlveen,
baywoodmcklveen@gmail.com

Secretary: Amy ElBorai baywoodelborai@gmail.com

Scott Labat, baywoodlabat@gmail.com

Ollie Griffith, baywoodogriffith@gmail.com

Kim Kelly, baywoodkelly@gmail.com

Derwin Shields, baywooddshields@gmail.com

Non-Board Member Volunteer:

Treasurer: Barbara Kuiper barbkuiper@gmail.com

Casey Management Contact Information:

Fred Marks, Association Manager,

fmarks@caseymanagement.com or

receptionist@caseymanagement.com or

941-922-3391

Committee Updates

Architectural Committee



All [ARC requests](#) should be submitted by the end of day, the second Wednesday of the month, for consideration that month. Please include all forms, required attachments and photos as appropriate to the request. If you are making a patio request, be sure to follow the requirements outlined in the [rules and regulations](#) found on our website. Last, you need to submit an ARC request prior to attaching anything to the outside of your villa.

At the last board meeting, the board approved the following guidelines for patio string lights:

- All lighting must be white, no colored lights, and of low intensity.
- All lighting must be only above the patio as defined in the patio guidelines, not extending further.
- All lighting must be utilized only when the owner is using the patio.
- All lighting must be turned off no later than 10 PM.
- All lighting must be removed when not in residence or prior to a major storm.



Finance Committee

It is time to look at our insurance renewals and the team is working with Atlas Insurance to get quotes for our Hazard and Flood insurance. The Hazard insurance renews at the end of May and the Flood on July 1. We are hoping after the big hit we took last year it will be better this year. Time will tell.

Insurance being our largest expense, we are always looking for ways to minimize our risk and costs. You can help by ensuring that your roof is in good shape and repairs/replacements are documented. Per our documents, roof maintenance and replacement is an owner responsibility. The insurance companies use the Sarasota County permits to evaluate roof status. When replacing your roof it is imperative that your contractor obtains proper permitting. Your contractor should ensure that your roof aligns with current codes and specific Sarasota County requirements.

The Board also approved the request to obtain an onsite update to our reserve study and we expect that to happen in the next few months, in time to be included in our 2025 budget process. Remember that Reserve Funds serve as a savings for future repairs and replacements in common areas. A reserve study provides directional guidance and an in-depth analysis of community assets. Having this study is like having an investment strategy; you set aside funds today to cover future

expenses. Likely we will have some adjustments and probably some additions to the reserve schedule once the study is complete. Stay tuned!

If you would like more information about Condo reserve funds check out this article [What are Condo Reserve Funds? An Essential Guide](#) by Wellington Florida Real Estate Group Inc. .

Membership Committee



With the increase of units going on the market, please remember that you need to submit an [intent to sell form](#) prior to putting your place on the market. The form is on the [website](#). Also, be sure to complete all [forms](#) for a sale or rental and remember Casey

Management needs 30 days to complete background checks and other paperwork approvals. Any exceptions to the 30-day time frame would need to be approved by the President and/or Membership Chair (Sue and Martha).

Grounds & Gardens Committee (G & G)



The G & G Committee will meet on April 11 so if you have a request for them, please get it submitted prior to that date, otherwise they will be considered next month. Just as a reminder, if you are replacing a plant in your 3-foot area with the same plant, you do not need to submit a request. If you are making any kind of a change, you need to submit a request. Requests that include

only plants on our recommended list can be approved at the committee level, assuming all other requirements are met. Any non-plant items you wish to place in your 3-foot area or in a common area, MUST be approved by the Board prior to your placing them in the area, or you will be subject to our compliance process. If you have questions, contact Casey Management or a board member.

The G & G Committee is also working on a Landscape Maintenance Scope of Work document to be presented to the Board for consideration at the April 22 meeting. Our contract with Brightview expires in September. This document will be used to solicit bids from at least three new vendors for consideration.

BCVA 2024 Priority List

BCVA 2024 Priorities			
Approved by the Board 03/25/24			
RECOMMENDED PRIORITY	Comments	Recommended by	Goal Assigned to
Complete reserve study	needed to ensure have approp. Coverage	Finance Committee	Finance committee
Determine if/how we will cover expenses for maintenance and replacement of Park amenities	Ongoing issue for years, both seawall cap and fountain need significant repair/replacement and no funding is currently budgeted for it	Board	Board/Sue McConnell/Martha McKlveen
Determine process to paint outside of villas and implement	Several people have volunteered to be on a committee-survey re: color is up first	Board	Villa Painting Committee
Take landscape contract out to bid and negotiate with selected vendor	much unhappiness with Brightview currently to help reduce costs and control damage from storms	landscape committee	landscape committee
Create a roof maintenance plan		Board	Consider a committee
Create short and long term plan to address structural and cosmetic issues affecting property value		Board	Board/Kim Kelly
Take steps to restore and maintain sense of community between sections		Board	Membership/Kim Kelly
Create a plan for clubhouse updates	Create a multi-year plan, based on reserves, to upgrade/maintain the clubhouse and amenities.	Clubhouse committee	Clubhouse committee