



Homeowners Association Newsletter September 2021

Board of Directors

Bill Pidgeon, President,
Brian Teal, Vice President
Renee Landen, Treasurer

Bayside Management Services

Sara LaPointe
321-676-6446; Fax: 321-428-5700
sara.baysidemgmt@gmail.com

Committees and Chairpersons

ARC – Joyce Vass
Communications – Nancy Cartwright
Due Process – Robin Dennis
Entrance/Gate – Brian Teal
Finance – Renee Landen
Grounds – Lyne Teal
POA – Bill Pidgeon
Pool – Brian Teal

[Fairway Isles at Bayside Lakes | HOA in Palm Bay, FL \(communitysite.com\)](http://communitysite.com)

Bayside Lakes Clubhouse

Monday - Friday from 9 am to 5 pm
Phone: (321) 984-2201

If you have news, announcements or anything you would like to see in the newsletter, let us know.



Communications Committee

Nancy Cartwright (nancycart@mindspring.com)
Carol Daly (carol.0630@yahoo.com)
Lyne Teal (lyneteal@hotmail.com)

2021 Marks the Milestone 20th Anniversary of 9/11



On September 11, 2001, 19 militants associated with the Islamic extremist group al Qaeda hijacked four airplanes and carried out suicide attacks against targets in the United States.

Two of the planes were flown into the twin towers of the World Trade Center in New York City, a third plane hit the Pentagon just outside Washington, D.C., and the fourth plane crashed in a field in Shanksville, Pennsylvania. Almost 3,000 people were killed during the 9/11 terrorist attacks.

The momentous anniversary will be commemorated in the form of numerous new documentaries and specials appearing on broadcast networks, cable channels and streaming platforms. Check it out.





Next BOD Meeting

The next BOD meeting is scheduled for September 27 to be held by Zoom. We will send you the Join information at a later date.



Trash —

Do not put to the curb until after the regular Thursday's lawn cutting.



Fencing Update

The fencing is complete. Next up is completing irrigation along the new fencing to prepare for future landscaping.



Lawn Maintenance

Some lawn maintenance delays were caused by workers not showing up and some delays were weather-related.

If you have any questions or complaints, please contact Sara. Remember to leave your full name, address, email address and telephone number.



2022 Proposed Budget Coming Up

Sara and the Finance Committee will submit the 2022 Proposed Budget to the Board of Directors (BOD) at the September BOD meeting, thus giving the BOD time for review before the October BOD meeting, where it will be approved for mailing to the homeowners for their review.



Labor Day is a federal holiday in the United States celebrated on the first Monday in September to honor and recognize the American labor movement and the works and contributions of laborers to the development and achievements of the United States.



Rain and Hot Temps? Weeds Are Thriving!

When either pulling or spraying weeds, remember to work on:

- All garden areas on four sides of the house
- Driveway and sidewalk areas
- Around the air conditioner
- Around utility meters and irrigation pumps



Time
To
Paint?



(You'll need ARC approval for this one.)



Tree
Need
Trimming?
or Mulching?

Driveway
and
Sidewalks
Need Power Wash?



Fairway Isles at Bayside Lakes Homeowners Association, Inc.

Disaster Plan

A *hurricane watch* is issued when hurricane conditions are possible within 24 to 36 hours.

A *hurricane warning* is issued when hurricane conditions (winds of 74 miles per hour or greater, or dangerously high water and rough seas) are expected in 24 hours or less.

Tropical Storm

Secure Phases 1 and 2 irrigation pumps (shut down pumps) during event of high rains. (irrigation contractor)

Tasks Upon Alert of Imminent Danger (Hurricane Warning)

1. Send mass email with notification to homeowners to take appropriate action. (Communications Committee)
2. Secure pool area of any loose items (furniture, lifesaving equipment, etc.). (Pool Committee)
Note: The pool service company will super-chlorinate the pool if necessary.
3. Secure gates by shutting off power and securing gate to avoid possible wind damage. (Gate Committee)

After Danger Passes

1. Pool Committee will restore pool area.
2. Our current irrigation contractor will restart Phases 1 and 2 pumps to pre-set irrigation schedules.
3. Gate Committee will restore gate to normal operation conditions.

Any damage to specific areas should be reported to Sara (Bayside Management) (676-6446) as soon as possible. If telephone lines are down, then report damage to a member of the Board of Directors.

Make an **Emergency Kit Now**



Storm Shutters

Since there is nothing in the recorded Declaration of Covenants, Conditions, and Restrictions that addresses Storm Shutters, the following provisions from the *Rules, Regulations and ARC Guidelines* will apply.

DECEMBER through MAY

Shutters shall not be installed or closed when hurricane season is not recognized unless storm warnings are issued.

Note: Homeowners who are winter residents may install or close shutters if leaving before May and remove or open them within seven days of returning in January through April, following the hurricane season conditions set forth in the next section.

JUNE through NOVEMBER

Homeowners present during the hurricane season shall install or close hurricane shutters only after storm warnings are issued and shall remove or open them within fourteen days.

Homeowners absent for prolonged periods of time or homeowners who must rely on outside assistance may install or close shutters at their convenience with the following conditions:

1. Front windows, rear windows facing other Fairway Isles homes, and side windows on corner lots: **MUST USE** clear or translucent shutters.
2. Doors and window located within covered porches and side windows that are closely adjacent and parallel to other houses: may use all types of shutters.
3. Existing shutters, approved by ARC application under prior rules, are 'grandfathered' until such time those shutters require replacement.

UNDER NO CIRCUMSTANCES ARE ANY TYPE OF HURRICANE SHUTTERS ALLOWED TO BE KEPT ON ANY WINDOW OR DOOR YEAR-ROUND BY RESIDENTS OR HOMEOWNERS.

ALL SHUTTERS MUST BE REMOVED BY DECEMBER 1ST.

And ...

Florida Legislature Passes Major Changes to Auto, Property Insurance Markets

Senate Bill 76

[Florida Legislature Passes Major Changes to Auto, Property Insurance Markets \(insurancejournal.com\)](http://insurancejournal.com)

The bill attempts to address some of the issues plaguing the state's homeowners insurance market in which insurers lost more than \$1.5 billion in last year. It passed in the Senate by a vote of 35 to 5 and 75 to 41 in the House.

The legislation was revised significantly from its original form at the start of the session and includes:

- Changing the eligibility, rate glidepath and actuarially sound rate indication for Citizens Property Insurance Corp.
- Replacing the one-way attorney fee-statute to make the recovery of attorney fees and costs contingent on obtaining a judgment for indemnity that exceeds the pre-suit offer made by the insurance company.
- Reducing the claims deadline on all claims to two years from the date of loss, except for on supplemental claims which will have an additional year.
- Requiring plaintiffs to file a pre-suit demand at least 10 days before filing a lawsuit against an insurer that includes an estimate of the demand, the attorney fees and costs demanded and the amount in dispute; disallows pre-suit notices to be filed before the insurance company to make a determination of coverage; and allows an insurer to require mediation or other form of alternative dispute resolution after receiving notice.

The bill also makes several changes to tackle what insurers claim has been an explosion of roofing claims and litigation. Specifically, SB 76:

- Makes it illegal for roofing contractors or any person acting on their behalf to make a "prohibited advertisement," including an electronic communication, phone call or document that solicits a claim.
- Prohibits the offering of anything of value for performing a roof inspection, an offer to interpret an insurance policy or file a claim, or adjust the claim on the insured's behalf.
- Prohibits a contractor from providing repairs for an insured with a contract for repairs that does not include a detailed cost estimate of the labor and materials required to complete the repairs.
- Adds potential for \$10,000 fine for each violation by roofers.