



Homeowners Association Newsletter
October 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

Bayside Lakes Community Yard Sale — October 16, 8 am to 2 pm



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)



Trash —

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



Fencing/Irrigation Update

The fencing is complete. The Board has approved an irrigation bid as the next step in completing this project. The irrigation will be in place for the planned landscaping.



Lawn Maintenance

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

Also, please let her know when the work has been done so she can close the work order.



Next BOD Meeting

The next BOD meeting is planned for October 25 to be held at the Bayside Lakes Clubhouse on Bramblewood at 7 pm.

2022 Budget Process

Sara and the Finance Committee submitted 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, when it will be approved.

November — The Proposed 2022 Budget and a meeting notice will be sent by U.S. mail at least 15 days prior to the November BOD meeting (TBD at this time). Send your questions to Sara **prior** to the scheduled November BOD Meeting/Budget Meeting.

After answering questions, the BOD will then vote on the proposed budget. This is the formal budget approval meeting.

December — Payment coupons for 2022 will be mailed to you and will also be available on the web site.

<https://fiabl.communitysite.com/>



Definitions of the budget items are on the following pages to help you with your review.

Fairway Isles at Bayside Lakes (FIBL)
2022 Proposed Budget Definition of Terms

INCOME	
Maintenance Fees	Money collected monthly from homeowners. Budget is based on 133 lots.
Miscellaneous Income	Interest paid on cash invested in CDs and sale of gate remotes and pool keys.
Late Fees/Interest	If maintenance fees are over 30 days late, a late fee (\$25) is charged to the homeowner. Interest charged on assessments that are paid late. This is in addition to the \$25 late fee.
OP Interest (CDs)	Interest earned on CDs in the Operating account
Prior Year(s) Surplus/(Shortfall)	This number is linked to the line item on the budget for the prior year's balance that was carried forward. This is a cumulative total from prior years.
TOTAL INCOME	Total of all income received.

EXPENSES	
GENERAL & ADMINISTRATION	
Accounting/Financial Reporting	Accounting fees for financial statements, year-end compilation report and tax return. Bayside Management bookkeeper provides monthly financial statements. An annual independent audit is done.
Bank Charges	Fees charged by the bank for checks, returned checks, etc.
Federal Income Tax	Income tax on interest earned from bank accounts (CDs, checking)
Office & Postage	Examples: mailings, copies, envelopes, stamps, FAX
Management Fees	Bayside Management (Sara) fees to manage the property (collect all money for HOA, set up every new person coming in, pay all bills, obtain service contracts for HOA, monitor maintenance such as lawns, ponds, coordinate work orders with contractors, etc.)
Taxes & Licenses	Pool license fee
Commercial Association—Property Owners Association (POA)	Each resident, commercial business, and institution (schools, churches) in Bayside Lakes pays a portion into a fund for common area lawn maintenance, ponds, recreation building, park, pool, etc.
Legal	Legal fees. For example, HOA might have to pay an attorney to collect late assessments or force a resident to obey rules and regulations.
Social	Money budgeted for social functions within Fairway Isles (for example, the holiday parties such as 4th of July and Holiday Dinner)
Website	Charge for AtHomeNet.com, which is the web site provider. The web site address is https://fiabl.communitysite.com/ . Nancy Cartwright and Carol Daly are the web site administrators.

Insurance – Common Area	<p>This refers to insurance coverage for:</p> <ul style="list-style-type: none"> • Property (pool cage, pool pump and equipment, fence/wall, gate, irrigation systems, cabana building) • Liability (aggregate 1,000,000, Directors and Officers (D&O) (protection of the HOA's officers (see Articles of Incorporation, page 2 Article 4.02.C)) • Umbrella (extended limits not covered by liability)
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REPAIRS & MAINTENANCE	
Lawn Service (mow)	<p>Expense for resident lots and Common Areas: lawn cutting, fertilizer, weed and feed control.</p> <p>The term <i>Common Areas</i> refers to areas within Fairway Isles, such as entryway, ponds, around pool.</p>
Landscaping (common area)	Provides funds if we have to replace dead plants, or if we want to plant new in an area.
Mulch (common area)	Mulch for the Common Areas.
Sod Installation	Replace sod, if needed.
Lawn/Shrub Spray (Chemical Treatment)	Spray for unusual infestations, if needed.
Pest Control (Cabana)	Spray for pests in the cabana.
General Repair, Maintenance & Improvements	Amount budgeted for miscellaneous repairs and maintenance other than pool, gate, and pond. This could be used for repairing pool furniture, cabana, signs, trim trees in common area, etc.
Common Area Pressure Washing	Once a year pressure washing of gutters, sidewalks, storm drains and driveway aprons.
Irrigation	Includes Paradise Lawn Service coming out on a monthly/weekly basis to check the sprinkler system and any irrigation repairs that are needed. Parts and problem calls are extra.
Repair & Maintenance — Gate	Gate repair and maintenance.
Repair & Maintenance — Pond	Provides funds for spraying the ponds for algae (pond scum).
Repair & Maintenance — Pool	Twice-weekly pool cleaning and chemicals. Repair of damages from storms, etc.
Cleaning Service	Clean the cabana.
UTILITIES	
Electric	Gate, Irrigation, Pool, and Lights
Telephone - Gate	Telephone at the front gate; now includes function for phones other than area code 321.
Water & Sewer	Cabana/Pool
Gas	Pool heater
OTHER EXPENSES	
Contingency	Funds set aside for unexpected large expenses
Reserves (See the Reserves Schedule at the end of this table.)	<p>An amount budgeted to fund the Reserves account.</p> <p>The Reserves account is used only for capital improvements or replacements. Expenses for normal maintenance items come out of the operating account.</p>

TOTAL EXPENSES	Total of General Expenses. The Reserves expense is not included in this total.
Surplus/Deficit — Excess of Revenues Over (Under) Expenses	This line represents the Over/Under amounts for General Expenses without the Reserves.
Yearly HOA Dues	
Monthly HOA Dues	
Budget based on 133 lots	Fairway Isles is fully built out at 133 lots.

RESTRICTED FUND REVENUES		
Bridge	Replace bridge over canal on Morning Cove Circle	
Furniture	Replace pool/cabana furniture	
Building Paint	Paint the cabana walls, doors	Fully Funded
Pool	Large pool and deck expenditures, such as replacing marcite or resurfacing deck	
Roads	Repave roads	
Sealcoat	Large expenditure to prolong the blacktop on the roads	Fully Funded
Roof	Replace cabana roof	Fully Funded
Security Gate	Replace the gate	
Well/Pump	Replace the well/pump for Phases I and II	
Other/Contingency	Because funds set aside for a specific line item cannot be used for another item (such as in an emergency), the Other/Contingency line item can be used for anything not on the Reserves list, for example, pool screen, large one-time items (such as extending the berm).	Fully Funded
Reserves Interest	Interest earned on CDs in the Reserves account	N/A
Insurance	The insurance reserves help with deductibles and coverage that is not included (wind damage) in the insurance policy.	Fully Funded



Reminder —
Daylight Saving Time Ends
Sunday, November 7