



Homeowners Association Newsletter  
February 2022

**Board of Directors**

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

**Bayside Property Management**

Sara LaPointe  
321-676-6446; Fax: 321-428-5700  
[sara.baysidemgmt@gmail.com](mailto:sara.baysidemgmt@gmail.com)

**Committees and Chairpersons**

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

**Bayside Lakes Clubhouse**

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



*Happy Valentine's Day*



## Thinking about Serving on the Board?

### Duties of the Board of Directors

If you are elected to the Fairway Isles board, you will participate in all important decisions affecting the value of your home and how your money will be spent.

Board members do the following:

- Decide how assessment income of the association will be spent. The money can be spent wisely, or it can be wasted.
- Determine who will be hired to perform:
  - Property management services
  - Landscape maintenance
  - Pool and Building maintenance
  - Cleaning
  - Legal Services
  - Tax returns, reviews and audits
- Establish the agendas for each meeting
- Are responsible for the accuracy of meeting minutes
- Schedule elections and make certain they are conducted fairly and in accordance with Florida law
- Establish necessary operating rules
- Select and work with the association's attorney to minimize delinquent assessments
- Assist the ARC to approve or reject architectural improvement application
- Are responsible for enforcement of the Declaration, Rules and Regulations, Bylaws, and Articles\*
- Are responsible for HOA legal compliance
- Are responsible for holding and conducting meetings in accordance with Florida law
- Are responsible for budgeting and obtaining Reserve Studies so that adequate reserves are developed and special assessments avoided

\* Notes:

This article was republished with the permission of Michael T. Chulak (<http://www.mtclaw.com/>) - Michael T. Chulak (of Michael T. Chulak & Associates) is the author of a legal column that appears in several newspapers.

You can access all the Fairway Isles documents on the Fairway Isles web site at: [Fairway Isles at Bayside Lakes | HOA in Palm Bay, FL \(communitysite.com\)](#)

## This 'n That

### Zoom Meeting



### Next BOD Meeting — February 28

The February 28<sup>th</sup> Board meeting will be held using Zoom. The information to join the meeting will be available later in the month and on the agenda.

Note: If you have a neighbor who does not use email, please share this information.



### Trespassing by Kids

It has been reported that kids are coming into our neighborhood to ride bikes or play in areas that could be dangerous. If you see such activity, please tell the offenders they are trespassing and to leave the area immediately.

### Vandalism

If you witness an act of vandalism, call the police.



### Too Cold To Heat Pool

Until the ambient temperature gets above 70° and stays that high, the pool heater will be turned off.



If something is not right, report it.

If you see something in need of repair, please let Sara know so that she can determine whether it is the HOA's responsibility, the owner's or others (for example, when a trash truck leaked oil that damaged our road).



### Communications Committee

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

Nancy Cartwright ([nancycart@mindspring.com](mailto:nancycart@mindspring.com))

Carol Daly ([carol.0630@yahoo.com](mailto:carol.0630@yahoo.com))

Lyne Teal ([lyneteal@hotmail.com](mailto:lyneteal@hotmail.com))



2022 Board of Directors  
Nominations — February 28  
Election — March 28

If you are interested in servicing on the 2022 Board of Directors,  
contact any one of the following:

**Nominating Committee**

Audrey Livingstone — [alivingstone88@gmail.com](mailto:alivingstone88@gmail.com)

**Board of Directors**

Bill Pidgeon — [wgpidgeon@gmail.com](mailto:wgpidgeon@gmail.com)

Brian Teal — [brianteal@hotmail.com](mailto:brianteal@hotmail.com)

Renee Landen — [dunkidunk748@gmail.com](mailto:dunkidunk748@gmail.com)

Sara — [sara.baysidemgmt@gmail.com](mailto:sara.baysidemgmt@gmail.com)

Please provide the information in the following form.

**Notice of Intent to be a Candidate for the Board of Directors of  
Fairway Isles at Bayside Lakes Homeowners Association, Inc.**

I hereby place my name in nomination as a candidate for the Board of Directors.

Name \_\_\_\_\_ Lot # \_\_\_\_\_

Permanent Address \_\_\_\_\_

Personal Background and Education: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Prior Association or Similar Experience: \_\_\_\_\_

\_\_\_\_\_

Comments about Board Candidacy: \_\_\_\_\_

\_\_\_\_\_

I understand that I am responsible for the accuracy of the information contained in the information.

## How Governing Documents Are Enforced

The Board of Directors has the responsibility to enforce and compel compliance with all of the Governing Documents: *Florida Statutes, Declaration of Covenants, Conditions and Restrictions, and Rules, Regulations and ARC Guidelines.*

Once a violation is identified, the Homeowner will receive an initial notice citing the violation and requesting correction within 14 days of the date of the notice. If additional notices are needed because the violation has not been corrected, then the matter is turned over to the Due Process Committee (if appealed) or to our attorney for mediation or legal action to compel the correction.

If the violation goes to our attorney for action, the attorney will seek not only to compel compliance with the Governing Documents, but may also seek to recover attorney's fees and costs associated with compelling compliance

When purchasing a home in Fairway Isles the new owner tacitly agrees to abide by every provision and covenant set forth in all the Governing Documents.

### Common Covenant Violations



All Exterior Changes: **PRIOR** to commencing work to the front and rear of the home or lot, you must apply for Architectural Committee (ARC) approval (Article II, Sections 1 and 2).



Garage Doors: Garage doors shall remain closed during the day when not in use and during overnight hours (Article II, Section 8).



Maintenance and Repair: All improvements placed or maintained on a Lot shall at all times be maintained in good condition and repair. (Article III, Section 6).



Maintenance of Landscape: Owners are responsible for maintenance of landscape and landscape beds including weed control, mulching, and fertilizing of landscape as well as trimming (Article IV, Section 8).



Pets: All dogs/cats must be kept in compliance with Brevard County Leash Laws; they must be leashed and/or under the owner's control and waste picked up and properly disposed of. (Article III, Section 11).



Vehicles: There shall be no overnight parking on the streets and no parking at any time on the sidewalks or lawns. Do not park commercial vehicles, boats, recreational vehicles, trailers on the property unless in an enclosed garage. All vehicles must be in good repair and no vehicle that is unlicensed or which cannot operate under its own power shall remain on the property for more than 24 hours (Article III, Section 14).



Garbage and Trash: All containers or trashcans shall be stored inside the garage or in an ARC- approved fenced-in area and screened from view (Article III, Section 18).