

Homeowners Association
Newsletter

April 2021

Happy Easter



Easter is a religious holiday, but some of its customs, such as Easter eggs and bunnies, are likely linked to pagan traditions.

The exact origins of the Easter bunny are clouded in mystery. One theory is that the symbol of the rabbit stems from pagan tradition, specifically the festival of Eostre—a goddess of fertility whose animal symbol was a bunny. Rabbits, known for their energetic breeding, have traditionally symbolized fertility.

Eggs are also representative of new life, and it's believed that decorating eggs for Easter dates back to the 13th century. Hundreds of years ago, churches had their congregations abstain from eggs during Lent, allowing them to be consumed again on Easter. According to History.com, in the 19th century Russian high society started exchanging ornately decorated eggs—even jewel encrusted—on Easter.

From a Christian perspective, the bunny and eggs are said to represent Jesus' emergence from the tomb and resurrection.



Passover (began March 27 and ends April 4 at nightfall)

In the narrative of the Exodus, the Bible tells that God helped the Children of Israel escape from their slavery in Egypt by inflicting ten plagues upon the ancient Egyptians before the Pharaoh would release his Israelite slaves; the tenth and worst of the plagues was the death of the Egyptian first-born.

The Israelites were instructed to mark the doorposts of their homes with the blood of a slaughtered spring lamb and, upon seeing this, the spirit of the Lord knew to *pass over* the first-born in these homes, hence the English name of the holiday.

When the Pharaoh freed the Israelites, it is said that they left in such a hurry that they could not wait for bread dough to rise (leaven). In commemoration, for the duration of Passover no leavened bread is eaten, for which reason Passover was called the feast of unleavened bread in the Torah or Old Testament. Thus matzo (flat unleavened bread) is eaten during Passover and is a tradition of the holiday.

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

April Highlights

01 – April Fool’s Day
02 – Good Friday
04 – Easter
22 – Earth Day

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

Bayside Lakes Clubhouse (closed)

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



Annual Meetings



The current BOD will continue serving for the 2021-2022 term.

This BOD has been particularly challenged during the infamous 2020 pandemic, which provided unique creative opportunities in holding meetings, meeting with contractors and keeping homeowners informed. Many thanks go to Bill, Brian and Renee!

The storm shutter rules, mailed to you previously, were approved at the meeting.

All committees were approved at the Organizational Meeting immediately following the Annual/Election Meeting.



Updates on Entry/Gate and Grounds Committees

Attempts are being made to get all three contractors to evaluate the lawns. Probable reasons for the lawn issues? Lack of rain, irrigation going back to twice a week, constant windy days ...

Irrigation for the front entrance has been restored. The electrical work to get the spotlights needs to be done.

The Board has approved 50 plantings for the island as soon as the electrical work is done.



Financial Review Available

You can see the 2020 Financial Review on our web site. In summary, *“Accountant’s Conclusion on the Financial Statements — Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.”*

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

Filing Day Change

IR-2021-59, March 17, 2021 WASHINGTON —

The Treasury Department and Internal Revenue Service announced today that the federal income tax filing due date for individuals for the 2020 tax year will be automatically extended from April 15, 2021, to May 17, 2021. The IRS will be providing formal guidance in the coming days.

Note: This relief does not apply to estimated tax payments that are due on April 15, 2021. These payments are still due on April 15.

[Tax Day for individuals extended to May 17: Treasury, IRS extend filing and payment deadline | Internal Revenue Service](https://www.irs.gov/individuals)



Storm Shutters

The following rules for storm shutters were approved at the March 22nd BOD meeting.

DECEMBER 1st through MAY 31st

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

Note: Homeowners who are seasonal residents may install or close approved storm shutters no earlier than April 1st.

JUNE 1st through NOVEMBER 30th

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

Homeowners absent for prolonged periods of time, seasonal residents leaving prior to April 1st, and homeowners who must rely on outside assistance may install or close approved storm shutters with Board approval 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 storm shutters.
2. Doors and windows located within covered porches and side windows that are closely adjacent and parallel to other houses: may use all types of approved storm shutters.
3. Existing storm shutters, approved by ARC application under prior rules, are 'grandfathered' until such time those shutters require replacement.

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

ALL SHUTTERS MUST BE REMOVED BY DECEMBER 1ST.



What's the Purpose of a BOD Meeting?

Some think the purpose of the BOD meetings is to air your complaints and report problems. Not so.

Bylaws — 4.0 Management of Association.

The affairs of the Association shall be governed by the Board of Directors.

Definition of *Govern*: to exercise a directing or restraining influence over; guide

In other words, the purpose of the BOD meeting is to direct the affairs of the Association.

In accordance with our *Bylaws* and *Declaration of Covenants, Conditions and Restrictions*, the BOD gives direction to Bayside Management Services (Sara) and Sara, in turn, manages the HOA's affairs.

Report your complaints and concerns to Sara rather than wait for a BOD meeting. Sara has the authority, as manager, to coordinate contractors to fix a problem, discuss assessment concerns, obtain quotes, etc.

If you still have questions, please contact Sara at 676-6446 or sara.baysidemgmt@gmail.com. Remember to leave your full name, address, telephone number and email address.



Florida Marketable Record Titles Act (MRTA)

Florida Marketable Record Titles Act (“MRTA”) — Under the MRTA, encumbrances on real property, including a homeowners association’s covenants and restrictions (such as those that allow it to control aesthetics, issue violations and levy assessments), may be rendered unenforceable and extinguished 30 years after their date of recordation if not properly preserved or reaffirmed by the association beforehand.

While MRTA is relatively complicated, in simple terms, the key date to be aware of is the date the declaration of covenants is recorded in the public records of the county where the property is located. In order to ensure that the integrity of the declaration is retained, which allows the board to continue to strictly and uniformly enforce all provisions therein, including the collection of assessments, it is necessary to take the required steps to preserve the declaration within thirty (30) years of the date of its original recording.

Source: <https://kbrlegal.com/homeowner-associations-be-aware-and-wary-of-the-marketable-record-title-act/>

Our Covenants were recorded on July 11, 2020. Therefore, the BOD must vote to extend our documents prior to July 11, 2030.

So that HOAs do not lose track of this process and end date, Florida Statute, 720.303(2)(e), now requires that “each year, at its first board meeting (excluding an organizational meeting to select officers) following the homeowners’ annual meeting, the board of directors “shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or association from extinguishment. ...”

Sources:

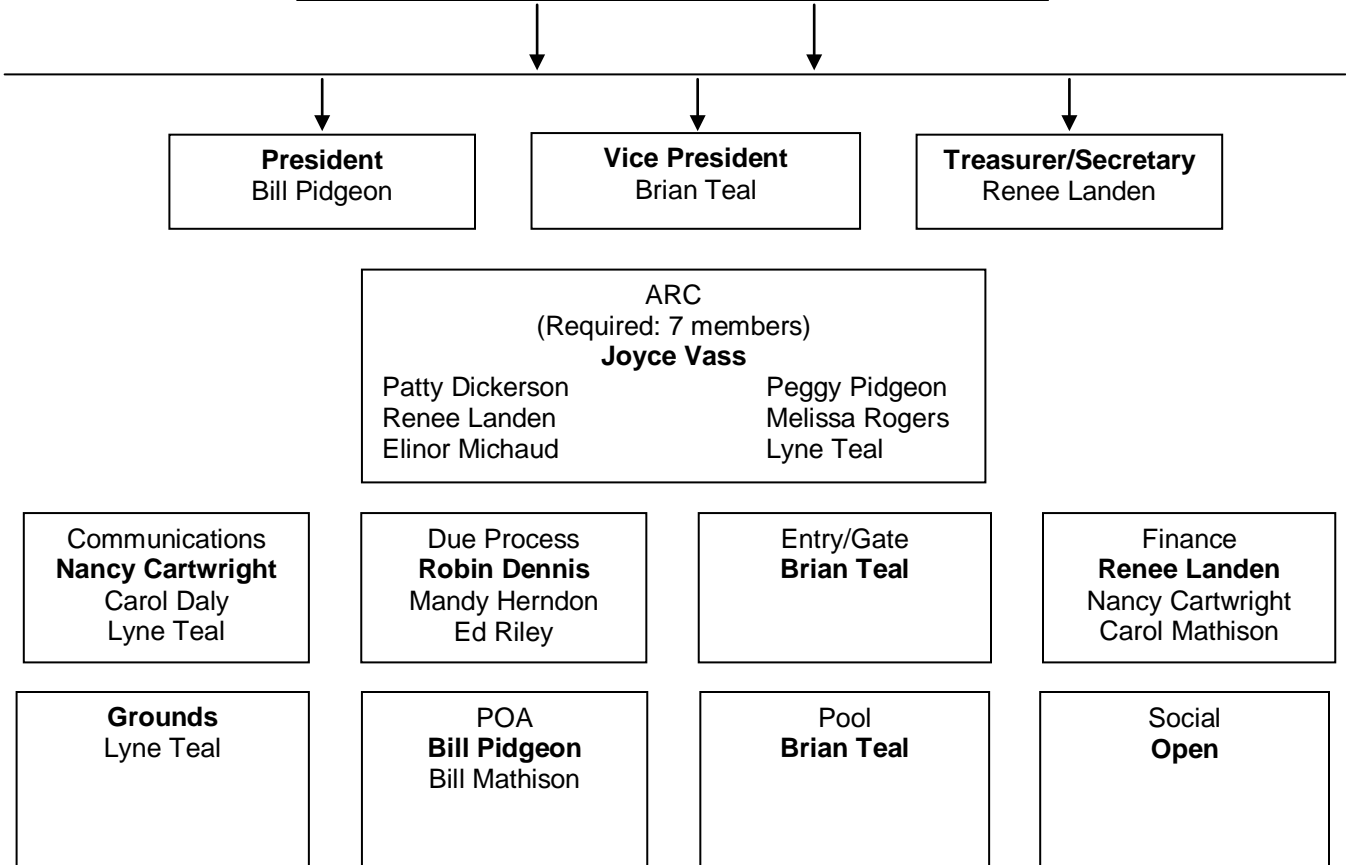
<https://www.bosdun.com/2019/08/14/hoas-beware-the-marketable-record-title-act-mrta/>

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0720/0720.html

The good news is that there is a streamlined and relatively simple four-step process by which the association can ensure that its covenants and restrictions are not extinguished by the MRTA, and in doing so, avoid the possibility of homeowners later contending that the provisions of the community’s governing documents are inapplicable as to their property.

1. The association must properly notice a meeting of the board of directors.
2. The association must hold the meeting, at which the approval of at least 2/3 of the BOD will be necessary to properly authorize the preservation of the association’s covenants and restrictions.
3. Once authorized, the association must have its attorney prepare and record a *Notice of Preservation of Covenants and Restrictions* in the public records of Brevard County.
4. The association must either arrange and pay for the clerk of court to mail a copy of the notice to all owners (by registered or certified mail) or alternatively have the notice, including the recording book and page number, published once a week, for 2 weeks in a local newspaper.

Fairway Isles HOA
Board of Directors
and
Committees Reporting to the Board
as of March 2021



Bold = Chairman



Moon Over the 12th Green — submitted by Harvey York