

# The Bayview Times



## Update #2:

Bayview Condominiums Clearwater Association

Date: Oct. 12, 2023

## President's Corner:

Welcome to the 2<sup>nd</sup> Edition of The Bayview Times. In this edition we are providing an update on our financials year-to-date along with a few updates on progress with a few past initiatives and a couple of new projects that have developed since the previous edition of this newsletter.

One initiative that I would like to highlight is Safety here at Bayview Condominiums. Access control to our building is at the center of any discussion related to Safety. Our current access control system for the building and various gates and parking garages is managed by the keypads at the points of entry. We all have 4-digit codes that enable access to the building. While the current key-pad system prevents open access to the building, its effectiveness can be compromised by the open distribution of personal access codes to those outside of our condo (i.e., contractors, delivery personnel, friends, etc.) Many condominiums in the area utilize a key fob for access which eliminates the keypad and eliminates the concern related to "shared" access codes. To move our building forward as it is related to security and access control, the Board, with the assistance of Chris Stancil at Ameritech, has been reviewing proposals for migrating to a key fob access control system. We have received proposals and are currently evaluating the scope and pricing for the new system. We will provide additional information related to this once we have confirmed it is both technically and financially viable. At this time, the migration to a new key fob access control system appears to be technically feasible and will not require new wires to all the points of entry. Access control for the garage gates would also be upgraded as part of the new system which hopefully moves us away from the clunky clickers that we currently use for garage access. In the meantime - I would ask that everyone eliminate the distribution of access codes to contractors, delivery companies, and movers. If your code has not been changed in a number of years, it may be a good idea to have it revised. This can be done by contacting Chris Stancil at Ameritech and providing Chris with a new 4-digit code. All changes are now made directly by Ameritech eliminating the costs we absorbed in the past through the 3<sup>rd</sup> party contractor.

Security for all residents is a high priority for the Board and we hope to move the building forward in this regard. More to come on this. Enjoy the rest of the read and hope to see you at the pool soon!

All the Best -

Bob Calloway  
Bayview Condo's Association and Board

## Financial Corner:

Kent Larsson is our Board Secretary and Treasurer. Below are some updates from our 2023 YTD financials.

- After the close of the 3<sup>rd</sup> Quarter 2023, annual budgets are on target with current expenses.
- We do have some unplanned expense(s) related to repairs of electrical wiring to the dock and the G2 garage door. But, these expenses were covered through the reserve and miscellaneous cost reserve. Additional work to repair faulty power wiring at the dock will be needed, but will be held until the 2024 budget cycle.
- Revenue (HOA Fees, etc) is above the budgeted estimates through the end of September.
- We are reviewing the garage door services and have identified a new company that can provide service to us with improved rates for preventative maintenance and emergency response services on the garage doors.
- We are in the process of re-negotiating the elevator contract with TKE in the hopes of improving the services associated with our single elevator in the building.

## Our Short-Term "To Do" List:

Items completed over the last few months:

- Additional bike space was added on the G1 level with the installation of a new bike rack.
- A new kayak rack has been delivered and is being constructed by our condo maintenance company (Rowyn). Please let Chris Stancil with Ameritech know if you intend to use the kayak rack. Ameritech will provide you with a waiver form that must be signed prior to your use of a kayak rack. The form acknowledges that you understand the use of any kayak rack is at your own risk and the condo association does not warrant the safety or security of any kayak stored on the racks.
- Additional lighting has been added to the east side of the G1 garage to improve light levels.
- G2 Garage door repair. After the failure of several bars on the G2 garage door, the door and guide tracks were left very damaged, and the door was non-operational. The current maintenance company declared it a "lost cause" and stated it would require

replacement. Ameritech identified a second garage door vendor that performed the necessary repairs to restore operation of the G2 garage door at significant savings compared to our long-term garage door maintenance company. Yes - we are securing a maintenance proposal from the new company! We are hoping that the repairs will last.

The following items remain on our "to do" list:

- Power wiring repairs at the dock for operation of several boat/jet ski lifts. The wiring was flooded previously and has corroded to the point where it no longer functions. Rowyn has secured new wire to make the repairs/replacements. Repairs will be made to the two actively used lifts with other repairs needed in the future for all lifts.
- Finalize the set-up for a portable back-up generator to maintain operation of the sewage lift station during a power outage. This is a weak link with the services at Bayview. During an extended power outage at Bayview, we do not have proper sanitary flow to the city sewer lines. This has caused a back-up in to the G1 garage floor drains in the past. We are working on a solution that will permit the use of a portable generator to provide temporary power to the sanitary lift station in the event we experience an extended power outage. We hope to have this finalized this year and an emergency plan in place for the back-up.

### **Key Goals for 2023/2024:**

- **Structural Analysis (Phase 1 and SIRS):** There was a revision passed to the structural analysis requirements which affords us additional time for the review. We have received the structural proposals, but have delayed the initiation of the review until 2024 since we have been afforded the additional time.
- **Preventative Maintenance Contract Review:** This review continues for all existing service contracts. We are currently reviewing the garage door maintenance and the elevator maintenance agreements.
- **Building Insurance:** Insurance renewals for some of our insurance lines are due in the next 30 days. We are in the process of reviewing alternative pricing for insurance to confirm best pricing.

## Friendly Reminders:

- **Planned Event at Condo (10/14/2023):** Last year the previous Condo Board approved the use of the pool area and lower balcony/community room for a wedding event being held by Rebecca and Kent Larsson for their daughter. Many residents are aware of the planned event that is scheduled for 10/14/2023. The event will reduce access to the pool area for several days around the event. Please be aware of this scheduled event with your planning and schedule here at the condo. If you have questions, please contact Chris Stancil.
- **Issues at Condo:** Please reach out to our management company - Ameritech with any questions or issues related to Bayview. Contact info for Chris Stancil is on the lobby info board.
- **Balcony Washing:** We ask that everyone please be aware of other residents that are located below you and be sure to only rinse your balcony when they are not using their balcony below yours. Please limit the amount of rinsing due to the cost of water and impact on other residents in the building.
- **Recycle:** Please break down cardboard boxes and place them in the recycle bins. Do not stack cardboard loose in the room. If you have a large amount of cardboard due to furniture deliver, please consider dropping the cardboard off at a local recycle location, i.e., Dunedin or call 1-800-Got-Junk to remove it for you. Do not place old furniture or other items in the trash room.
- **Large Item Delivery/Contractor Access:** All large item delivery and contractor access is through the G1 level garage only. Do not have large deliveries brought in to the Lobby. Meeting service personnel at the Lobby entrance is fine, but if they are bringing equipment and large amounts of service gear in to the building, redirect them to the G1 entrance and meet them there. Also - anytime large items are being moved via the elevator (i.e., furniture delivery), you must contact Ameritech to request they install the elevator pads to protect the walls.
- **Limit Use of G2 Garage:** Due to the recent failure of the G2 garage door, we are asking that individuals walking out of the building utilize the lobby instead of raising the G2 garage gate. Reducing the number of cycles for the door can help extend the life of the repairs that were made to the door.