

The Bayview Times



Update #1:

Bayview Condominiums Clearwater Association

Date: May 1, 2023

President's Corner:

Welcome to the first edition of The Bayview Times!

We are initiating this quarterly publication in an effort to provide the Owners and Residents of Bayview Condominiums with more detailed information related to the key goals and day-to-day actions being accomplished by the Board and our management company, AmeriTech. We hope to keep everyone informed of updates and changes throughout the year and to provide insight in to key information related to the on-going operation and maintenance of the Bayview Condominium. This publication will highlight accomplishments and changes that have been implemented as well as key insights for Owners related to on-going financial budgets, facility changes/updates and upcoming key goals that are being focused on by the Board.

As our building is approaching 20 years of age, we will need to be more proactive with regard to maintenance items that are necessary to keep this building in great operating condition. One of my goals for joining the Board of Directors was to focus on those key actions that will be needed to maintain the value in the investment that we all made when we purchased our condo units. As always, this investment requires daily upkeep and as the building ages, we need to be ready to tackle the maintenance and services that will allow us to celebrate the next 20 years here at Bayview Condo's.

I hope you enjoy reading through this and gain some benefits from the information that is presented. While I know many of the Owners here at Bayview, I am sorry to say that I do not know everyone. I hope that over time we will get a chance to meet and I look forward to that opportunity.

All the Best -

Bob Calloway
President - Bayview Condo's Association

Financial Corner:

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

- After the close of the 1st Quarter 2023, annual budgets are on target with current expenses.
- One unplanned expense related to common area AC units was incurred. Several air handler units required repairs for refrigerant leaks and component replacement to maintain operation. Total expense was \$2,735 for the mechanical repairs.
- Revenue (HOA Fees, etc) is above the budgeted estimates through the end of March.
- We will continue to review service contracts and expenses including bidding existing service contracts at the renewal cycle.

Our Short-Term "To Do" List:

We continue to identify items that need to be updated and changed. Several key items for this upcoming quarter are provided below.

- Bike space is at a Premium! We love our bicycles here at Bayview and we need more space. We are adding more bike rack space on G1 in the former "motorcycle" parking area on the east side of the G1 garage.
- We also see we have a lot of residents that like paddling around on the water. New Kayak racks will be ordered and installed under the pool area for those that want to place their kayaks on a rack.
- It's a little dark on the East Side of G1. We will be adding new lighting fixtures to the east side of the G1 parking garage to enhance the light level in that area including over the new bike rack.
- Enhanced Security. The Board added new cameras and repositioned some cameras around the condo to improve our security coverage. You will notice that a camera is now located at the G1 entrance. The G2 camera has been relocated to the middle area of the garage to improve video coverage of that level. We also added a new camera to the G1 back door location that opens to the pool deck area. The cameras provide recorded images that are stored and available for review in the event of a security issue.

Key Goals for 2023:

- **Structural Analysis (Phase 1 and SIRS):** As many of you are aware, Florida's Senate Bill SB 4-D was passed in May 2022, making it mandatory for all Florida condominium and cooperative buildings that are three stories or higher, to undergo milestone inspections and structural inspections with requirements related to setting reserves that cannot be modified. The new law is in response to the Surfside condominium collapse in June 2021. The first of these inspections, Structural Integrity Reserves Study is due by December 31, 2024. Because Bayview is located within 3 miles of the water, we are required to complete our Milestone Study no later than 25 years from the initial date of occupancy. To meet these requirements, the Board has acquired four bids from certified structural engineering firms to perform the SIRS inspection. We are currently evaluating the bids and anticipate setting up interviews with the organizations to finalize a selection. Our goal is to have the company under contract and moving ahead with the review by June 2023. It is important for us to know our reserve requirements going forward for future financial planning.
- **Preventative Maintenance Contract Review:** We have several key service contracts for building systems such as Fire Alarm/Life Safety, Elevator and Building Access Control that we are currently reviewing. Several of these systems require upgrades to maintain their performance and compliance with codes/regulations. We will be meeting with the service providers over the next 30-days to review their scope of services, pricing and required updates for the critical building systems at the condo. We will be able to provide an update at our mid-year Board meeting.
- **Building Insurance:** We have renewed our property insurance for the condo. The process involved soliciting pricing requests from 18 insurance providers in the Florida market. We received multiple price proposals and determined that staying with the current insurance provider was the best price and solution. As most of you are aware, the Florida insurance market is in a state of flux thanks to recent Hurricanes and other events such as Surfside. Our price for insurance has jumped as anticipated and while we are within our projected budget for the year, the Board is continuing to evaluate pricing for other insurances coming due such as Flood Insurance.

Friendly Reminders:

- **Issues at Condo:** Please reach out to our management company - Ameritech with any questions or issues related to Bayview. Please check the board in the lobby for contact info related to Ameritech and our property manager - Chris Stancil.
- **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. We ask that everyone please limit the amount of rinsing due to the cost of water and impact on other residents in the building. One recent example was a family enjoying their 3rd floor balcony when water started pouring down from a balcony above that was being rinsed. Please be aware of those around you and respectful of their space and enjoyment.
- **Pool Deck Furniture:** When you are finished enjoying the sun at the pool, please close any umbrellas and move lounge chairs back to their locations and push chairs back. We do not have a pool maintenance team to take care of this. It's on you!
- **Bicycle Stickers:** All bicycles must be registered with the Board/Ameritech and a Bayview sticker attached to the bike. Please contact Ameritech if you require a sticker for your bike.
- **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.
- **Doggies:** Please clean up after your pooch! We have a new doggie waste station outside of the G2 garage entrance for dropping off bags. Please use that station and do not place bags in the trash containers within the garages.

If your pooch can't hold it and soils the floor on the way out, please take the time to clean it up. Clean-up of dog poo is not the responsibility of our condo maintenance and cleaning team. You are responsible and you are on camera now. So - Please clean it up.

- **Large Item Delivery/Contractor Access:** A reminder that 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.