

**2017 BOARD OF DIRECTORS**

Craig Ponsonby	President
Dennis Dettro	Vice President
Robert Behling	Treasurer
Gail Burch	Secretary
John Roberts	Director

**MANAGEMENT**

Reconcilable Differences, Inc.  
Michelle Davis, CAM Cell: 321-243-4346  
Ted Manna, Facilities Oversight 321-890-8845  
Sarah Davis & Gabrielle Porter Office Admin  
2560 Palm Lake Dr., Merritt Island, FL 32952  
Office: 321-453-1585 Fax: 321-305-6199  
E-Mail: [Office@RecDif.com](mailto:Office@RecDif.com)

**NON-Emergency Sheriff:** 321-264-7800  
**Solid Waste (Special Pickups)** 321-837-0055  
**Insurance Agent:** Trevor Barone  
Brown and Brown Phone: 321-757-8686

**Swimming Pool:** We recently had to close the pool due to broken glass. No glass containers are allowed within the pool area. Food and drink, on or in unbreakable containers, are allowed on the pool deck area. No eating or drinking in the pool. No pets are allowed in the pool. No smoking in the pool or the pool house. No showering or bathing at the pool.



**Pets:** All dogs and cats must be kept on a leash or be caged when outside of their residence; this includes high rise breezeway, elevator, lobby, and garage. Owners are responsible for cleaning up after their pets in the common areas. Cat litter must be in tied containers in the trash receptacles, NOT in drains or toilets.



**Personal Information Change:** If your emergency contact name, phone number or email have changed, please update us. Also, if you have changed vehicles or license tags, we need that information. Changes can



be made by going to the website and completing an Attention Form or an Owner Profile sheet; emailing your request; or completing an attention form and leaving it in one of the Suggestion Boxes.

**Parking:** The "Residents Only" parking spaces in front of the high-rise buildings are on a first-come basis for residents, and spaces are intended for regularly used vehicles. All guests must park in the parking spaces located in the common parking area near the pool house. Watercraft of any type, moving vans/trailers, trailers, recreational vehicles, special purpose vehicles, and commercial vehicles are not to be parked on the property for more than a 24-hour period without prior board member approval. These vehicles may be parked in the lot near the pool house for the purposes of loading and unloading but no where else on the property.



**Keys to ALL UNITS:** This serves as a reminder that the Association should have a key to all units including townhomes. Board and Management are bonded. We will not enter unless it is an emergency, but if needed, time is of the essence and waiting on someone to drive over to unlock your door could result in expensive damage.



**Financial Review:** The 2016 financial review has been completed by the CPA. All owners are entitled to a free copy of this report. If you would like one, you may request it through the management office or by email.



**Welcome Committee:** Our board Secretary Gail Burch along with Linda Franks, Diane Holloway, and Kathy Behling have volunteered for our new Welcome Committee. They will be meeting with new residents to answer questions about our community and reviewing the rules. Anyone wishing to assist Gail, Linda and Kathy are asked to contact them or the management office. Do you have a business or local restaurant that would like to donate gifts or value coupons for our new residents? Please contact one of the committee members.

**Hi-rise Lobby Committee:** This new committee has been busy meeting with artists concerning the upgrades to the three lobbies. Their findings will be announced soon.



**Infraction Committee:** Volunteers are being sought for a new committee to work with the board and management to contact those residents found to be violation of the association documents. This would include such things as parking, misuse of common areas and other areas of concern. If you wish to join this committee, please contact the management office.



**Hurricane Committee:** We are looking for 1 person from each high-rise and 2 people from the townhomes to volunteer for a Hurricane Committee. This committee will oversee putting together and executing a plan to use in the event of hurricanes. Please contact the management office if you are interested.



**Barbeque Grills:** No grills, electric or otherwise can be used or stored on balconies, under any overhanging portion, or within 10 feet of any structure. This is a change by the state fire marshal. Remember, this includes garages, townhome patios and high-rise condos.



**Board Meetings:** The Board of Directors meet each month, usually on the 4<sup>th</sup> Wednesday of the month, in the pool house. Residents are encouraged to attend these meetings. As a reminder, the pool house is not available for personal use during these meetings.



**Hi Rise Elevator Floors:** Work continues on the replacement of the flooring in the three high rise elevators. Bids have been obtained and different options have been explored. The current tiles will be removed and replacement tiles are being selected.



**Website:** Please take a moment and check out your website! [www.RecDif.com](http://www.RecDif.com) is our main page. Click on the Bayside sign photo to access your property. Photos of your property, minutes of meetings, the FAQ form for realtors, tenant approval forms, application for shutters, etc. are accessible at any time on our website.



**Do you have a concern or complaint?** Please call us for emergency issues, or write up your concern and drop it in the box in the lobby or clubhouse. We check those boxes twice weekly. There is also an online "Attention" form on the website – [www.RecDif.com](http://www.RecDif.com)



**INSURANCE REQUESTS:** If you receive a notice from your mortgage holder requesting an insurance certificate for hazard or other coverage on the association property, the quickest way to obtain it is by emailing Karen Sumner [Ksumner@bbbrevard.com](mailto:Ksumner@bbbrevard.com). Include your condo name, unit number, your name and loan number, among other things, and the form will be faxed to your lender. (You can fax the letter from the mortgage holder to 321-757-8687. Just verify all of the above information is listed, as they don't always list your condo name on their letter.) **AND remember:** You can take advantage of "wind mitigation credits" and Unit Fire Sprinkler Certificates on your personal "H06" policy. Have your agent retrieve these from our website. Turning in these forms could save \$200 to \$600 on your policy.



**Condominium Handbook:** All residents are reminded that a copy of our **GUIDELINES FOR NEIGHBORLY LIVING AT BAYSIDE CONDOMINIUM COMMUNITY** was mailed out in April. This guide will help you with day to day living in our community. As always, management and the board are available to answer any further questions.



**Volunteers Needed:** We are looking for volunteers to assist in Fire Watch issues. This would entail being on call in the rare event there is an overnight need to monitor the fire alarm system in the case of an outage and other night time emergency.

