

**2016 BOARD OF DIRECTORS**

Craig Ponsonby	President
Robert Behling	VP/Treasurer
Dennis Dettro	Secretary
John Roberts	Director
Susie Carter	Director

**COMMUNITY MANAGEMENT**

Reconcilable Differences, Inc.  
 Michelle Davis, LCAM 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)  
 Website: [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net)  
**Bayside 732-814 Bayside Dr. Cape Canaveral, FL 32920**  
 Office: 321-799-4734

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

**Pet Rules:** Please remember that each midrise unit is allowed one (1) pet that does not exceed thirty-five (35) pounds. There is no weight restriction on pets in the townhomes. **PLEASE** clean up after your pet immediately. Think of others and how you would feel if you stepped in something that was left by a neighbor's pet! And, of course, there is a county leash law that requires all pets to be on a leash when outside.



**Annual Financial Review:** All owners are entitled to a copy of the year end CPA Audit. It is available for inspection on the website. If you would like a printed copy of the report, please let us know.



**Plants in doorways:** Be considerate of your neighbors. The Rules state that owners may place a small potted

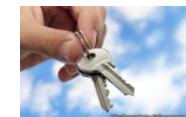


plant near the front doors of the units so long as they do not protrude into or block access to the common walkways. The Association reserves the right to restrict or prohibit the placement of plants on the common elements.

**Parking:** Residents or owners whose vehicles drip oil, transmission fluid, and/or fluids onto the concrete or asphalt parking spaces or driveways shall clean up the drippings as soon as possible and are responsible for removing any stains left by the drippings or other damage.



**Keys to ALL UNITS:** This serves as a reminder that the Association should have a key to your unit. 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.



**Club House:** The clubhouse is available for use by unit owners, their approved lessees and guests when accompanied by a resident unit owner or lessee. The clubhouse can be reserved for private parties through the Board of Directors. No private money making events are permitted in the clubhouse.



**Website:** Please take a moment and go to your website! [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net) 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, forms you will need to reserve the clubhouse, sign up for auto payment of your maintenance fees, tenant approval forms, etc all of these forms are accessible at any time on our website.



**Payment Options:** You have the ability to pay

your monthly fee by credit card or one-time auto debit if you forgot to mail your check and are not signed up for ACH with Sunrise Bank. Go to the management company's website [www.RecDif.com](http://www.RecDif.com) and click on the button "PAY ONLINE". You will set up a user name and password so that you can use this option whenever you want. There is a convenience fee paid to the bank to do this, but in a pinch, it is better than being charged a late fee!

And new management has noticed that some owners are still paying the 2015 monthly fee. Please make sure you are paying \$457.00 per month. Contact us if you need to see your balance due.

All bookkeeping questions are best requested by e-mail to our bookkeeper Sarah, at [Sarah@RecDif.com](mailto:Sarah@RecDif.com). She can email you a statement of your account if you need one.

**Barbeque Grills:** Fire and Building codes



prohibit the use of gas, charcoal and electric grills on the hi-rise balconies. Fire pits, tiki torches and patio heaters are also prohibited on balconies.

**Grocery Carts:** Grocery carts are provided in



the hi-rises for the convenience of all building residents. These are stored in the garage at the garage lobby door entrance.

**Please return the carts to their proper place in a timely manner, so they are available to other residents.**

**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) and 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.

**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)

**Holiday Decoration Reminder:** Decorations



must be tasteful and not pose a safety or fire hazard. Decorations are placed out at your own risk and cannot be attached to lobby doors, bulletin boards, mail box units, windows, walls, light fixtures or shutters. Lighted decorations must be turned off before 10:00PM.

**Resident Profile Sheet Reminder:** Owners



are asked to return the Profile sheets that were included with the welcome letter from our new management company Reconcilable Differences. It is important that we have all current information for everyone in order to reach you in an emergency and to alert you to upcoming events.

A hero is someone who has given his or her life to something bigger than oneself. – Joseph Campbell

