

# Summerfield at Bayside Lakes



## Newsletter

February  
2022

### Your Board of Directors

**President** Robert Stise  
**Vice President** Lisa Barber  
**Secretary** Marie Corcoran  
**Director** Stephan Rouveyrol  
**Director** Alvaro de la Puente

### Committee Chairs

#### **Architectural**

**Review** Tom Trist

**Newsletter** Marie Corcoran

### ARC Committee

**Chair** Tom Trist

**Members** Kevin Chapman

David Purkerson

Remo Restagno

[ Open ]

## Plans Submitted to the City: Majors Golf Club May Be Lost to Development

Officials at City Hall have notified HOA President Robert Stise that they have received applications for a large-scale comprehensive plan amendment, **rezoning**, and preliminary Planned Unit Development (PUD) for the property adjoining Summerfield. The plans call for elimination of the golf course and replacing it with 367 small single-family residences. The applicant is the current owner of the Majors, Heather Joyner (Joy, LLC). The developer is Kolter Homes.

We are firmly opposed to losing this property to development and are organizing a challenge to the zoning change. Just outside SF, Stonebriar is in the latter stages of building 328 homes. The addition of 367 home *immediately adjacent* to our properties will cause us a *severe negative financial impact* and further diminish our *quality of life* (noise, infrastructure, environment/wildlife, traffic, potential accidents, schools, and City services).

We want to inform everyone in SF and **involve anyone wishing to join us** in opposition to the zoning change. Our success depends on how many residents

join the effort and how convincing we are in building and presenting our case.

1. **If you would like a copy of the developer's plans** or want to be on our "opposition" email distribution list, **send us a message at [SOMFLDHOA@outlook.com](mailto:SOMFLDHOA@outlook.com)**
2. We encourage residents to show unified support for opposition by attending upcoming meetings at City Hall:

The City Council meets on the 1st and 3rd Thursday of each month at 7PM. Next meetings are March 3 and March 17.

The Planning and Zoning Board meets on the 1st Wednesday of each month. Next meetings are March 2 and April 6.

When this development project appears on the City's agenda, **we will post the time and date of the meeting on the message board near the exit gate.**



**PETE FILIBERTO**  
*for*  
**PALM BAY COUNCIL**



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Political advertisement paid for and approved by Pete Filiberto Campaign.



“ Palm Bay deserves honest leadership - A resident taxpayer who represents the hardworking men & woman, the families, and the senior citizens of Palm Bay.

“ I believe in a responsive, cost effective style of government that will preserve our lagoon, our roads, and will usher in the American Dream for the future generations of Palm Bay.



**EDUCATION**

- Bachelor of Arts, Political Science, Florida International University

**EMPLOYMENT**

- Town of Surfside Police Department | Dispatcher (former)
- Federal Contractor | Veterans Affairs

**CIVIC**

- Palm Bay Bayfront Redevelopment Agency
- Palm Bay Citizens' Budget Advisory Committee
- Brevard County Planning & Zoning (Vice Chair)
- Brevard County Local Planning Agency (Vice Chair)
- Space Coast Transportation Planning Organization Advisory Committee

## Two Changes to SF Covenants Approved by Homeowners

Two changes to the Summerfield Covenants were overwhelmingly approved at a special meeting of the members on January 18. Proxy votes were received from 131 Summerfield homeowners.

A change to the landscaping section was approved with 122 voting in favor and 9 opposed. The change provides homeowners with some options when landscape changes become necessary. This change should improve neighborhood safety and reduce overall cost of ownership.

The second change related to regulations on garages; it was also approved with 123 voting in favor and 8 opposed.

The changes were recently recorded by the State of Florida and can be immediately implemented. Homeowners will receive a notification of the changes in the US Mail sometime in late February or early March.

***Homeowners are reminded that any changes to landscaping or garages require the approval of the Association. While the Covenants now allow more flexibility on the part of property owners, approval from the Architectural Review Committee (ARC) must be secured before work can begin.***

Please double-check the revised Covenants (article II, section 5) to make sure you have the minimum number of trees required for your property when you submit an ARC form for landscaping changes.

**kw** BREVARD  
KELLERWILLIAMS.REALTY



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## Speed control

The HOA Board continues work on awareness and enforcement to get drivers to comply with the 20 mph speed limit. President Stise reported at the last HOA Board meeting that we will continue to monitor speed compliance and some people have slowed down. Alternatively, there have been some contentious discussions where speeders have been called out by people walking on the street. Robert suggested if we see people egregiously speeding, we should identify the vehicle and report it to our Property Manager, Joy Simon (email: joy@fairwaymgmt.com).



We will also get the Palm Bay Police radar trailer again soon. Your HOA Board has contracted to have a Palm Bay Police Department officer work in SF from time to time, monitoring traffic with radar and stopping violators. We are looking

for voluntary compliance but *if we can't achieve the 20MPH safe speed limit in Summerfield, speed bumps will be installed.*

### TRAVEL ADVENTURES WITH KATHY & MARIE

## Join Your Neighbors for the Safari of a Lifetime

Tanzania: Serengeti to Zanzibar *July 18-27, 2022*

Private Game drives and premier lodges in legendary Wildlife reserves and national parks, including Ngorongoro Crater, the Serengeti and Olduvai Gorge (location of some of the earliest human fossils found by Louis and Mary Leakey).

Experience the "Big Five" soaring in a Hot Air Balloon over the Serengeti and picnic in Africa's "Garden of Eden" Ngorongoro Crater". Relax in Luxurious Kirawira Tent Camp overlooking the vast plains of the Serengeti and be thrilled on game drives aboard special safari vehicles. Finally, fly to Zanzibar's Stone Town, a designated UNESCO World Heritage Site. Float in the Indian Ocean on the handcrafted sailboats called Dhows and learn about the Spices of Zanzibar and the Spice Island Archipelago. You'll meet the Masai People, make new friends on the tour and share your incredible experiences.

This tour is escorted by your neighbor, Marie Ramsey at 1878 Windbrook Drive, who has traveled to 93 countries and has 40 years as a tour director under her belt. Mrs. Ramsey worked as an educator in World Cultures and as a teacher of the gifted. She is an artist and author of a book called Roots and Shoots. The tour company of choice, Tauck Tours, has been named "World's Best" for 22 consecutive years by Travel and Leisure Magazine.

For more information and a brochure, call Marie at 321-960-7723. This is a small group tour and space is limited.

Most meals, Air within Africa, beautiful accommodations and "Life Changing Moments" included - \$8690.00 per person based on Double Occupancy; travel insurance is available for \$769. Air to and from Tanzania is not included.



## Summerfield Items of Interest

### Mailbox Paint Still Unavailable

The Chairman of the ARC Committee, Tom Trist, contacted Rust oleum Customer Service to find out when our mailbox paint might become available again. Our rules specify Rust oleum Hunt Club Green as the only approved color for mailboxes in SF. Rust oleum confirmed that they still plan to continue to produce our color, but they cannot predict when it will come back. The HOA Board would really like to continue with Hunt Club Green as the standard in SF and will not enforce the mailbox painting requirement until the paint becomes available again.

#### Summerfield ARC Form - Hyperlink

We developed this shortened link for you to get easy access directly to the PDF file: <http://bitly.ws/jC8B>

### Please Support our Advertisers

They provide valuable services and are good neighbors in our community. The revenue we receive from them fully funds the publication and distribution of our newsletters.

### Next HOA Board Meeting

Tues March 8 5:30PM

Via Zoom

### Parking Regulations

Remember, vehicles may not be parked on any street in SF overnight.

### Parking Courtesy

When parking on our streets during the day, please avoid opposite-side "bottleneck" parking by leaving enough space for large vehicles to negotiate their way between parked cars, trucks, and contractor trailers.

### Golf Cart Safety

Homeowners have raised concerns of youngsters driving golf carts at high speed on our streets. Please be aware that the 20 MPH speed limit also applies to golf carts.

Golf carts with rear seats are not equipped with seat belts and on more than one occasion we have witnessed small children holding on for dear life going around a 90 degree turn at high speed. Please use your golf carts responsibly and insist that your family members do the same.

### Newsletter via e-mail

If you wish to subscribe to receive a copy of your newsletter via e-mail, please send a note to [somfldhoa@outlook.com](mailto:somfldhoa@outlook.com) and you will be added to the distribution list.

**Privacy Policy** We collect only names and e-mail addresses that you voluntarily provide solely for distribution of the Summerfield at Bayside Lakes Homeowners Association, Inc. newsletter. These data are not used for any other purpose nor are they shared with anyone outside of the Homeowners Association. You may unsubscribe to the newsletter by e-mailing the Board Secretary at [somfldhoa@outlook.com](mailto:somfldhoa@outlook.com)

## More Summerfield Items of Interest

### Trash Cans: Please store “out of view” from the street

Homeowners are reminded that exterior trash receptacles are to be stored outside of street view, in the rear yard, or the side yard, behind a fence or landscape wall.

### Summerfield ARC Form - Hyperlink

We developed this shortened link for you to get easy access directly to the PDF file: <http://bitly.ws/jC8B>

## Reference Material

### Documents

[Covenants](#)

[Bylaws](#)

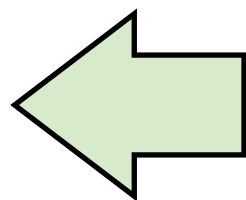
[Amendments](#)

[ARC Application](#)

[Welcome Package](#)

The Summerfield Covenants, the

Association By-Laws, and other important documents can be viewed and downloaded online at



<https://fairwaymgmt.com/summerfield>

Look in the “Documents” section.

**Branden Sewell**  
Owner · Seal Pro Painting

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I hired Seal Pro to paint three interior rooms in my home, I have found my painting company for future work as well. They were exceptional in every way. Communication was excellent, pricing was fair and reasonable, and the work ethic that was shown by Angel who completed the job in record time was "old school".

My rooms look brand new, I could not be happier. I would absolutely recommend Seal Pro to anyone looking for interior or exterior painting needs.  
Top-Notch Company! Lisa Barber

## Access Numbers for Summerfield Board Meetings

To join Zoom meeting (NEW MEETING ID SINCE 10/12/2021):

<https://us06web.zoom.us/j/84052071766?pwd=OEFMbndwcnHNvcER1YW9QVzRsTzM0UT09>

Meeting ID: 840 5207 1766      Passcode: 057508

Audio: (301) 715-8592 (Washington DC)