

# Summerfield at Bayside Lakes

## Newsletter

December  
2022

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**Treasurer** Alvaro de la Puente  
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**Review** Tom Trist

**Newsletter** Marie Corcoran

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**Members** Kevin Chapman  
David Purkerson  
Remo Restagno  
Marc Blanc



## Summerfield Residents Enjoy Pre-Thanksgiving Gathering

Summerfield residents enjoyed an informal outdoor gathering on the weekend before Thanksgiving in front of the home of our Board Treasurer Alvaro de la Puente and his wife Melanie. About 50 neighbors from every street in the community brought a few food items to this “pot-luck” event. It was a nice to meet people from other parts of SF and to catch up with neighbors who we may not have seen in a while. The weather was great, the conversation was lively,

and the food was outstanding.

Special thanks go out to the de la Puente family for hosting the party.

Nice going, Melanie and Alvaro!



More photos on page 3

## President's Corner: Letter from SF HOA President Stise

Dear Fellow Summerfield Residents,

In these tough economic times the Board did not want to raise HOA fees at all for 2023. However, as you know, the price of practically everything has gone up. Unfortunately, we have to add a 5% increase. This is a \$29 increase for Phase 1 and 2, \$32 for phase 3, and \$7 for the three homes outside the gate. Our 2023 budget is very conservative and we are trying to be as frugal as possible. Big shout out to Marie and Dan Corcoran for their help on the budget, keeping it in check. Note some of our sister HOA have had to add 8% and 9% to their HOA Fees. Our focus is to be good stewards of our finances. I think we have done that.

I want to thank many of our residents for working on issues such as broken light in the front yard, repairing the gates, trimming trees and the list goes on. To contract the work out would have cost hundreds of dollars.

We worked with Flawless Landscaping to eliminate their automatic contract price increase of 3% every year. They have agreed to keep their pricing firm fixed through 2022 and 2023.

Summerfield is over 20 years old, and some things wear out. We were told that the enter gate aperture needs to be replaced. The quote was around \$5,600.

At the last City Council meeting, I was informed that post traffic engineering study outside our gate is classified not as a 90 degree curve but an L-shaped curve (which is worse). Look to see the city making significant modifications outside our gate to improve traffic flow and increase safety. I am told that this work will take place toward the end of this December or January. I will continue to attend the city meetings and follow up probably via the e-board by our exit gate.

I believe we have accomplished much this past year. We have great people on the Board who always show up at meetings and take on projects and ownership. Thank you for putting your trust in us.

Please stay safe and have a Merry and Healthy Christmas,

Sincerely,

Robert L. Stise

President, Summerfield at Bayside Lakes Homeowners' Association, Inc

## Pre-Thanksgiving Gathering



## City Council Amends Nuisance Ordinance Which Will Require Joy LLC to Mow Former Majors Property

The Majors Golf Club closed in mid-June, and by the middle of July, weeds and other vegetation had overcome the property. SF residents complained to the City's Code Compliance Office, demanding that action be taken against property owner Heather Joyner to require the land to be mowed and maintained. Joyner's legal adviser made a claim that the City's nuisance ordinance did not apply because a special zoning code had been assigned to the land. The City Attorney's Office reviewed the ordinance, found that it was ambiguous,

and worked to have it amended; it was unanimously approved by the City Council at their December 6 meeting. A revised complaint against Joy LLC has been filed with the Code Compliance Office and their review will commence shortly. We cannot predict if Ms Joyner will comply with the order or challenge it. If the case comes before the Magistrate at a Code Compliance hearing, we will post a notice on SF electronic message board so you can attend the hearing with us.



Residents of Bayside Lakes and SF attended the Dec 6 City Council Meeting





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The advertisement features a collage of images showing various pieces of equipment: a yellow skid steer loader, a red forklift, a yellow excavator, a green riding mower, and a red tractor. The text is arranged around these images, providing contact information and services offered.

## City of Palm Bay Comprehensive Plan Workshop #2

Over 30 red-shirted residents from Bayside Lakes attended the City of Palm Bay Comprehensive Plan Workshop held on November 30.

The Comprehensive Plan specifies the rules by which the City goes about planning, proposing, assessing, debating, and approving changes in land use and zoning. It also guides regulations associated with open space, parks and recreation, transportation / traffic, housing types, storm water, utilities planning, and conservation.

The City's consultant is recommending that the revised plan be supported by five "pillars": Placemaking, Advancing Equity, Housing, Economic Sustainability, and City Investments.

The consultant prepared charts showing strategies that might be used to address the City's future growth challenges for each of the five pillars. Citizens were invited to vote either "in favor" of these strategies (by placing a green sticker next to it on the chart), or "against" them (by placing a red sticker next to it on the chart).

Many in attendance used the meeting as a chance to reinforce our desire to keep the former Majors Golf Club property designated as "open space / recreational", with the future land use designation remaining as "Rural Single Family" (5 acres per housing unit).

The consulting firm will be drafting the plan's Goals, Policies, and Objectives (GOPs) during December and placing them on their website for review in January. We are told that there will be three rounds of public hearings from February to April for our chance to review, comment, and propose adjustments to the plan.



### Reference Material

The Summerfield Covenants and the Association By-Laws can be viewed online at:

<https://fairwaymgmt.com/summerfield>

Look in the "Documents" column on the left side of the SF home page.



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**Help your HOA - Pressure wash your street storm gutter**

You can help SF lower our community pressure washing cost if you clean the section in front of your house after you do your regular sidewalk and driveway.

Even though this is a responsibility of your HOA, we always appreciate homeowner participation to help us lower our operating costs.



**Next HOA Board Meetings**

**Via Zoom**

Tuesday January 10 5:30 PM  
Tuesday February 14 at 5:30 PM

**Access Numbers for Summerfield Board Meetings**

To join Zoom meeting

Meeting ID: 862 4958 7190

Passcode: 057508

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

## Summerfield Items of Interest

### Christmas Eve Luminara

The HOA will again sponsor the Christmas Eve Luminara this year. We expect kits to be assembled and delivered to the base of your mailbox on Sunday afternoon, December 18.

If you want to help in assembling or delivering the kits, please come to 2172 WB on Sunday 12/18 at 1PM. We always have a great time at this SF community event, please come out and join us!



Luminara Kit Assembly — Dec 2021

CCC #1332911

**FLORIDA  
ROOF BROS**

**EVAN BLANKMAN**  
Owner

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