

CROW'S NEST

SOUTHBAY YACHT & RACQUET CLUB

APRIL 2021

WWW.SOUTHBAYCOMMUNITY.COM

CLUBHOUSE RENOVATION



Mirrors on the new fitness center wall.



Our renovation lead Linda Baglio bringing in the first piece of furniture for our new social area.



Plants delivered for our renovation of the clubhouse exterior.

LINDA BAGLIO - CCI

- Final touches are being put on the Clubhouse as we wait for the county to show up for final inspections as well as the Fire Marshall to do the final walk-through.
- Our landscape plants were delivered, and work has begun on grading the front of the Clubhouse to give us a better view of our entrance. The plan is to landscape the front of the Clubhouse as well as the north area around the pool pump house. The south area landscape will have an area to park bicycles before you enter the fitness center in the side door.
- Since we still had contingency funds available, we elected to replace the bank of doors on the upstairs bridge with impact rated clear glass. This was in lieu of the existing mullion non-impact glass. We are also replacing the pass-thru window from the kitchen out to the new social area. Both late change orders have not arrived and will be installed when they come in at a later date.
- The Brazilian cherry wood just arrived for the treads on our stairs and that same Brazilian cherry wood has been installed on the interior handrails.
- Final inspections are now progressing for the mechanical, plumbing, electrical and building inspections. At this point Howell is just working on fixing some plumbing and mechanical deficiencies and scheduling the electrical inspection.
- Recently completed was the panic hardware and door modifications to accept the hardware.
- There is still decorating work and other miscellaneous work to be accomplished after the building is turned over to the community. Right now, we are asking to keep the building empty except for the renovation crew.
- Toni and Katie have scheduled days to hand out programmed key fobs for entrance to our clubhouse. Once we have an exact opening date, we will set up tours of the building.



PRESIDENT'S MESSAGE

MIKE ALEXANDER, BOD PRESIDENT



1. Happy April Everyone

Spring has sprung, the time has changed, COVID vaccinations are accelerating and we are getting closer to an even better post pandemic "Southbay Normal."

2. Clubhouse Opening

The Clubhouse renovation is nearing completion. We have run into some issues with the final inspection process. Our architect, builder and the Southbay team are working diligently towards the resolution. Unfortunately, we will not be able to open for member use until we receive final inspection approval. As of 3/30, I cannot give you an accurate date, but am encouraged with the progress of the team. Linda Baglio will be sending more frequent emails with clubhouse and pool opening details.

3. Improving Member Services

When we completed our strategic plan, we asked our Committees and staff to focus on most desired member amenities. The end game is simple... Improve services to create an even better experience for our Members. It takes more than the governance team and staff to do this. We are fortunate that we have ~ 100 volunteers that routinely support efforts to improve our community. We appreciate our volunteers, and I will be working with the board to designate an annual Volunteer Appreciation Day (and party of course), to recognize their efforts and the uniquely positive vibe they create for all of us.

4. Improving Governance and Performance

The results of the Board Performance Survey were presented to the community in February and an update with recommended actions presented to the board in March. We appreciate the high level of confidence our Members have in our community, volunteer leadership and staff. We recognize there are two key areas where you have asked us to improve; more and improved communications, more community engagement and we are focused to perform. See the report in the website document center.

At the March board meeting, we confirmed John Lyth as the new CERT Team Chair. See more information in the CERT section of this issue. Help us welcome John to our governance leader team.

5. Improving Safety

Safety is a number one priority and I ask all our Members for your help. I subscribe to a belief that all accidents are preventable.

We recently had two accidents, an injury while moving items back into the Clubhouse and a small and minor heat event that caused smoke damage to a contained area of the Clubhouse. These two unfortunate accidents occurred while conducting the business of Southbay, do not materially affect the broader Membership and do not materially affect the opening of the Clubhouse or pool area. Always read directions and warnings when operating equipment, wear the appropriate protective equipment and be aware of your surroundings. We are happy when our Members return home from work or play in better shape than when they left their homes in the morning.



PRESIDENT'S MESSAGE - CONTINUED

MIKE ALEXANDER, BOD PRESIDENT

A final thought on safety... until we are fully vaccinated and reach herd immunity from COVID, remember to stay distanced and always wear a face covering when you cannot or when inside a Southbay building.

6. Equal Treatment of Members

While only four mentions since January, I am troubled there is a perception of unequal member treatment. I want to state my position. All Members will be treated fairly and equally when considering substantially similar infractions or violations regardless of if pertaining to Covenants, rules, damage of Southbay assets, or any other infraction or violation. I know Toni and our board all support this thinking and direction. I have asked our VP, Brian Barrett, to join Toni and me to study this. Brian will report out findings to the board and those findings will be available to the community in the website Document Center.

7. Spring Town Hall Planned April 13th at 7pm

I am excited to host a virtual Town Hall where we will report on 2021 progress toward achieving tasks outlined in our strategic plan, improvements resulting from the Board Performance Survey and key activities with reports from each of our Committees.

8. And finally,

I want to close with what I hope will become our Vision and Mission. "Southbay will be recognized as Southwest Florida's best marina neighborhood and a most desirable place to live so residents can enjoy the benefits of family, friends and community. We do this by working together to improve and preserve our natural beauty and tangible assets, to achieve a higher quality of life and wellbeing, enabling future generations the enjoyment of our slice of paradise."

*We are Southbay,
Mike Alexander*



Clubhouse with new paint colors and completed awning.



BOARD OF DIRECTORS

At the March 9th BOD meeting, the following motions were approved:

- Approved minutes of prior meetings held:
December 8th, 2020 Board Meeting
January 5th, 2021 Annual Board Meeting
February 4th, 2021 Special Board Meeting
- Adoption of Clubhouse Reopening Protocols and Timeline
- Appoint John Lyth the Chair of the CERT Committee effective March 9th through First Monday in January 2022.
- Approved the request from Lot 203; George and Gail Ackerson, 402 Yacht Harbor Drive to replace roof with a standing seam metal roof with concealed fasteners by Tri County Metals in medium bronze.
- Approval for Lot 265; Robert and Susan Linnell, 276 Lookout Point Drive to replace roof with Premium Metal aluminum standing seam roof with concealed fasteners in Regal White.
- Approval for Lot 325; John and Gretchen Zablackas, 120 Lookout Point Drive to replace roof with a Gulf Coast 26-gauge metal standing seam roof with concealed fasteners in Charcoal Grey.
- Board directs our Manager, Toni Michel, to prepare a covenant change package with our outside counsel, for Board review, to include “standing seam metal roofs with concealed fasteners” so each request in the future can be approved by the ARC without additional board approval.



NEXT MEETING
4/13/21 7:00 PM
ZOOM ALL WELCOME



COMMUNICATIONS

LINDA BAGLIO

The Communications Committee met on March 2nd and discussed the following:

- The Community Directory is in development and on target for production and distribution this Spring.
- Work is being done to get the community website updated.
- Assessment of our first “Chat” shows that 38 were in attendance. We look forward to hosting upcoming Chats on Irrigation and Florida Landscape. Recorded chat sessions are now available on the website.
- Dick Baglio worked with a rep from Gym Source and filmed each piece of equipment in our new fitness center. These videos will be available online as well as on TV in the fitness center.
- The team is discussing the direction of our Facebook page and how to manage it.
- Ava Epstein’s article about the Piano was a huge hit and has created a desire for more unique stories regarding our community and it’s members. Please let us know if you have ideas or interests.



NEXT MEETING
4/6/21 7:00 PM
ZOOM, ALL WELCOME

INTERESTED IN JOINING THE CROW'S NEST TEAM? PLEASE REACH OUT!
southbaycrowsnest@gmail.com



ARC

JACQUELINE LOWRY

NOTE! All exterior construction or improvements on lots need ARC approval before starting per Southbay's Covenants. Deadline for requests: 25th of month by 1:00PM

The March meeting of the Architectural Review Committee approved the following items:

- Lot 344 Replace garage door
- Lot 262 Paint house
- Lot 319 Replace roof
- Lot 112 Paint house
- Lot 016 Replace roof
- Lot 109 Replace garage door
- Lot 282 Paint house
- Lot 153 Paint front door
- Lot 241 Replace and paint garage door
- Lot 203 Replace roof
- Lot 132 Replace front door
- Lot 73 Paint front door
- Lot 320 Replace roof
- Lot 265 Replace roof
- Lot 325 Replace roof
- Lot 325 Replace cage
- Lot 266 Replace cage
- Lot 100 Paint house
- Lot 268 Install propane tank
- Lot 338 Replace front door
- Lot 338 Add trim to gable
- Lot 338 Add trim to garage gable
- Lot 338 Add enclosure to side of house



NEXT MEETINGS
4/5/21 10:00 AM
5/3/21 10:00 AM
ZOOM, ALL WELCOME

The ARC Committee urges all homeowners to hire only properly licensed professionals. Plumbing, air-conditioning, electrical and roofing contractors are just a few of the services that require a license. A Sarasota County Building Permit is required for any exterior addition, door, window, or garage door replacement. Many other projects require county permits and inspections, check with the Sarasota County Permit Center, North County # 941 861 6678; South County # 941 861 3029.



IRRIGATION

WEBB OWEN

- You are invited to ZOOM with the Irrigation Committee on a "Chat" on April 20th at 7:00PM.
- Remember it is the time of the year the landscaping requires the most irrigation water. We recommend you check your system completely. That means each zone, all sprinkler heads and the timer. Remember not all zones require the same amount of water.



NEXT MEETING
4/29/21 9:30 AM
ZOOM, ALL WELCOME



IRRIGATION
BE CREATIVE - BE BEAUTIFUL
SOUTHBAY'S NATURAL RESOURCE

**AN IN-DEPTH TOUR OF
SOUTHBAY'S IRRIGATION
SYSTEM AND HOW IT
IMPACTS EACH OWNER.**



HOUSE

JOHN ZABLACKAS

Relative to the renovation support, the House Committee Chairman has formed numerous work committees to accomplish many tasks associated with the reconstruction as coordinated by Toni Michel or Linda Baglio. I feel now is a good time to enumerate the outstanding work of the committee. To date these tasks include:

- Remove most lighting fixtures from clubhouse
- Added 500 two cubic feet of mulch to the Playground and new playground equipment
- Numerous responses to various outages
- Removed old pool shower
- Removed wood on front planter so it could be stucco
- Replacing all the fabric on all of the pool furniture (not an easy job, try it some time)
- Moving the conference table & chairs back from the garage upstairs into the new conference room
- Moving the bookshelves and cases and books from the downstairs library upstairs to the ballroom for temporary storage
- Moving the bookshelves and cases from the ballroom into the new library
- Installing nine wall-mounted televisions
- Installing the old & new cabinets with new handles into the social kitchen
- Remove the tile flooring in the new storage closet in the ballroom and installing new vinyl flooring
- Reinstalling the blinds & valances in the ballroom
- Removing the art work from the front of the clubhouse
- Installing six new exterior lights on the clubhouse and address numbers
- Buying & installing a new refrigerator in the downstairs social kitchen
- Loaning a tile saw to contractor so the pavers on the front entrance way could be repaired
- Installed CAT 6 & coax cable from the downstairs garage, through walls & ceilings up into the audio visual closet
- Moved seven tables from the old card room downstairs up to the ballroom and then to the new cardroom
- Moved twenty-four new card room chairs from storage trailer to cardroom
- Insulated, added lights and air-conditioning into the garage to enable the manager to work there
- Moved the ice machine from the downstairs social area to the storage shed
- Reconfigured storage shed with air conditioning and plumbing for the ice machine
- Removed all but one piece of gym equipment from the clubhouse
- Supervised the removal and sale of gym equipment & outdated furniture in the social area and card room
- Purchased, transported, and installed three air conditioners
- Moved all the manager's storage files and book cabinets from the Clubhouse to the garage or upstairs to the ballroom

These projects could not have been achieved without the support & help of the following residents:

- | | |
|--------------------|----------------------|
| ★ Howie Altman | ★ Lauro Perez |
| ★ Rich Appleget | ★ Carl Pearse |
| ★ Brian Barrett | ★ Steve Polek |
| ★ Doug Belaire | ★ Duffy Smiley |
| ★ Dustin Bloom | ★ Ralph Thompson |
| ★ John Corgan | ★ George Turner |
| ★ Rich Geczi | ★ Jerri Turner |
| ★ Rich Giacobbe | ★ Karen Vavra |
| ★ Jeff Gordon | ★ Don Wehe |
| ★ Dr. John McGrory | ★ Phil Weiss |
| ★ Roger Mulier | ★ Gretchen Zablackas |
| ★ Sean O'Brien | ★ John Zablackas |

House Committee would like to take this opportunity to thank the following volunteers for their immeasurably valuable hard work during the clubhouse renovation project. They dedicated their time and talents to help make Southbay a wonderful place to live.



MARINA

JIM TRANTER

- Your Marina is continuing to show boat increases:
 - » 128 Power and Sail boats
 - » 5 PWC's and 36 Kayaks
- Your Dock captain may be contacting you concerning your emergency contact for 2021 and for your e-mail address and or cell phone number. This information is needed in case of a marina or dock emergency. Please give them your full cooperation. We assure you we do not release any marina information
- The Marina Committee has approved the wrapping of the pilings in a white 3/8" shrink wrap with the addition of a new white piling cap. This will go a long way to protecting the future life of our pilings both from the top down and the sides inward. The white look will give our harbor a clean new look.
- We are putting together a Power Point presentation for the upcoming hurricane season on how to protect your boat and the harbor from one of the most devastating actions that could happen to boats and a boat harbor. We would hope that all our boat owners would try and attend this presentation. It will be a zoom presentation so you can be anywhere that you have a computer. More details next month.
- For those that need space in their garage, do not forget we have space on A-dock for your wave runner.
- The Kayak yard behind the garage also has space; this allows even more room in your garage.

DOCK CAPTAINS

A CARL LOWRY
BOB MCCORMICK

B STEVE SOBOLESKI
PAUL BURBANK

C DOUG BELAIRE

D BILL MILLER

E BRUCE MITCHEL
CRAIG LEWIS

G CARL LOWRY
BOB MCCORMICK

H BRUCE MITCHEL

I DON VANDEVELDE

KAYAK
SUSAN COURTNEY



NEXT MEETING
4/28/21 9:00 AM
ZOOM, ALL WELCOME

HOW ABOUT BUYING YOUR HOME A BOAT:

Keep in mind one of the reasons you bought in Southbay is for our beautiful marina.

So, if you don't have a boat it is time to be thinking about buying a boat. One of the old advertisements for Southbay was

"BUY YOUR BOAT A HOME".

So, let's reverse it and buy your home a boat!



PRIORITIZE SAFETY!
WE SHARE OUR WATERS
WITH WILDLIFE

CERT - COMMUNITY EMERGENCY RESPONSE TEAM

MIKE ALEXANDER

- John Lyth has been named the leader for our Community Emergency Response Team (“CERT”). The team’s primary mission is to help Southbay Members understand how to prepare for disasters like hurricanes and to provide emergency support until first responders arrive in such an event.
- John has lived in Southbay for nearly four years and has a lot of relevant experience. He has served on our CERT Team, completed the Sarasota County CERT certification course and has a HAM operator license.
- John and the team will immediately:
 1. Organize and solidify membership. If you are interested in serving, please call or email the office at sbyrc1400@gmail.com.
 2. Review and revise the CERT guidance system for our community
 3. Advise on how to prepare for the beginning of hurricane season in June
- You can find out more about the CERT Team by clicking the Hurricane Preparedness dropdown box on the Southbay website.



A game of basketball on the neighborhood court.



MIXED GOLF

- We will be playing nine holes at Waterford Golf Course on Thursdays starting around 12:30 PM. If you are interested in playing, contact Roger Mulier at rvmulier@comcast.net or 941-966-5508 by the Tuesday of the week you want to play. All residents of Southbay and their guests are invited to participate.

BRIDGE

- When normal clubhouse activities resume, the Bridge Club will be meeting on the second and fourth Wednesdays of the month.
- If you are interested in playing please contact Barbara Haughey at 978-314-3975, barbhaughe@aol.com or Trudee Trudell at 941-383-3995, lentru@verizon.net.
- All Southbay residents are welcome. A basic knowledge of bidding is required.



TENNIS & PICKLEBALL



SOUTHBAY PLAYERS GO GREEN

- Tennis AND Pickleball players are leading the effort to come to the Southbay courts in our fresh air and ready to go.
- We have many who walk to our courts and arrive with their feet already warmed up.
- Many prefer to come by bike and feel that this really gets their knees flexed and ready to play. Some even meet up in their neighborhood and bike into the courts together.
- While some love the independence of coming by golf car and arrive with their senses sharpened by the fresh air ride.





PARADISE PEDALERS

- Nice weather is here, so riding is picking up! Rides start M, W, F and Sunday at 8 AM at the corner of Windward and Southbay Drive. We do send texts to let everyone know when we are deciding not to ride.
- All riding abilities are welcome. Provide us with your cell phone number. No one left is behind.
- For more information, call Sue or Webb Owen at land phone: 941-966-4976, cell 916-704-5286 or e-mail at wjo.oweneng@gmail.com.



Paradise Pedalers at the Jetties on a Sunday.



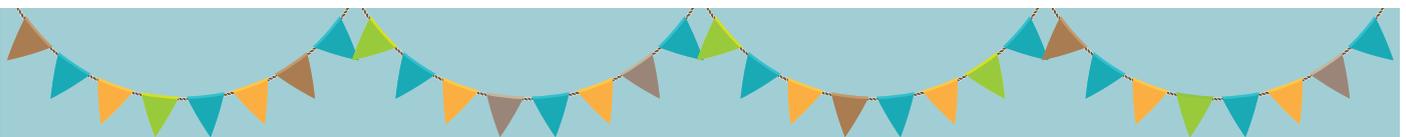
SUNDAYS, MONDAYS,
WEDNESDAYS & FRIDAYS
8:00AM



SOCIAL

MARY ROBERTS

- **Ladies Night Out – April 12th at 6.00 PM.** Join the Ladies of Southbay for our first LNO of the year. We will be meeting at Dockside Waterfront Grill in Venice for dinner. There is a lot of outside seating. We will be sending a signup flyer the week before. Hope to see you there.
- **Family Fun Day - April 17th at Noon** in the parking lot of the Clubhouse. Hamburgers, hot dogs, drinks, chips, sno-cones, popcorn and cotton candy will be available for \$1.00. Best bargain in town. We will send out a sign-up sheet for volunteers for grilling, serving and help with the games. There will be events and games for all ages. Bring the family for a day of fun!!



WELCOME TO SOUTHBAY!

Thomas & Karen Collins
303 Sea Anchor

Maureen Kelly
424 Yacht Harbor

MARK YOUR CALENDARS FOR THE CHATS

A series of talks, discussions, and storytelling sponsored by the Communications Committee.

SOUTHBAY'S NATURAL RESOURCE

An in-depth tour of Southbay's Irrigation System and how it impacts each Owner.

Webb Owen and the Irrigation Team

Tuesday, April 20th at 7:00 PM

HOA LANDSCAPES: TROUBLESHOOTING SOLUTIONS

Cost-efficient ways to manage your landscape and improve the health of your plants.

Marguerite Beckford and Wilma Holley, University of Florida IFAS

Tuesday, May 18th at 7:00 PM

Both presentations will be conducted via Zoom. Specific information will be sent out in an e-blast and will be available on the EBB.



IRRIGATION CHAT

**4/20/21
7:00 PM**



HOA LANDSCAPES

**5/18/21
7:00 PM**

SOUTHBAY AT A GLANCE

MIXED GOLF

THUR. 12:30 PM
ROGER MULIER

PICKLEBALL

TUE. & THUR. 9:00 AM & 6:00 PM
DON WEHE

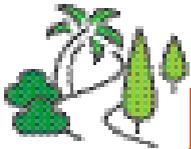
PARADISE PEDALERS

SUN., MON., WED., FRI. 8:00 AM
SUE & WEBB OWEN

WOMEN'S TENNIS

MON., WED., FRI., 8:30 AM
GRETCHEN ZABLACKAS

COMMUNITY EVENTS ARE LIMITED DUE TO COVID PRECAUTIONS AND CLUBHOUSE RENOVATIONS. SEPARATE COMMUNICATIONS WILL ANNOUNCE ANY NEW EVENTS.



GROUNDS

KARIN PETIT

The Grounds Committee met on March 11, 2021 via zoom conference call. Topics for discussion included:

- Southbay Board's Strategic Plan initiative
- The lighting project at the main entrance
- Seasonal planting plan for entrances
- Beautification of the green belts

- Zone reports were summarized and action items regarding trees and plantings that need removal, pruning, or other attention were identified and passed along to our landscaping company.



NEXT MEETING

**4/5/21
11:00 AM**

**ZOOM
ALL WELCOME**



ABBY CRABILL

- It is a great time to be a Southbay kid. The Social Committee is finding new ways to connect families. One new thing is movie nights by the playground.
- At the first movie night the kids watched Bernie the Dolphin. There was popcorn, a candy bar and a fire with ice cream cone s'mores. Southbay kids brought chairs and blankets to cuddle up and watch the movie with friends. They were able to play on the playground and once the movie was over there was a dance party in the parking lot while the adults cleaned up.
- It was a fun, easy night close to home to be able to hang out with friends and make new ones. We are looking forward to many more family evenings watching movies with friends at the park! We hope when the Clubhouse opens we will be able to do movies in the pool!



If any of the kids in Southbay have anything special going on or want to be interviewed, please call or send a message to (260) 341-7545.



John Zablackas, Dustin Bloom, Duffy Smiley, George Turner, and Phil Weiss spent several hours installing new balance beams and stepping stones on the playground. Kudos to these men who always step up to the plate to help make Southbay a wonderful place to live. Neighborhood kids are already having a blast!

THE SECRET TO QUICK ARC APPROVAL



ESSENTIALS

Color brochures for doors, windows, roofs, garages
Plat of survey and site plans
Photos of existing door, cage, window, etc.
Color samples of paint (Name and number, no printer copies)
Spec sheets of products
Color brochure of pavers, mailboxes, lights, etc.

FORMS

ARC Request [Click Here](#)
Variance Form (if necessary) [Click Here](#)
Check for variance request \$425.00

DATE & TIME

25TH of each month
Afternoon deadline - 1:00
ARC meets first Monday of month (See Crow's
Nest for changes)

ALL FORMS FOUND ON [SOUTHBAYCOMMUNITY.COM](https://www.southbaycommunity.com)



Southhbay Yacht & Racquet Club

Architectural Review Committee - Request Application

Application must be submitted and approved before construction can begin.

Lot# _____

Application Rcvd _____

Date Completed _____

Property Address _____

Name of Owner _____

Phone# _____

Email _____

Applicant's Signature _____

Please submit this form, with all required submission materials (See back page) to the HOA office before 1PM on the 25th of the month. The ARC meets on the first Tuesday of the month at 9:00AM in the clubhouse library.

• SEE BACK PAGE FOR REQUIRED SUBMISSION MATERIALS

Paint (Provide brand, color name, and number)

Trim # _____

Main # _____

Other # _____

Doors & Windows (Provide color brochure)

Garage Door Replacement: _____

Color _____

Front Door Replacement: _____

Color _____

Window/Door Replacement: _____

Color _____

Roof Replacement (Provide color brochure)

Color _____ Material _____ Manufacturer _____

Structures (Provide site plan showing placement) * SEE BACK PAGE FOR REQUIRED SUBMISSION MATERIALS

Equipment Enclosure _____

Lanai cage installation/replacement/enlargement _____

Mailbox (Other) _____

Hardscaping (Provide site plan showing placement and color brochure and name of material)

Type _____ Color _____ Material _____

_____ **APPROVED** as submitted. Any change or deviation from this application must receive written ARC approval. Construction activity/improvements shall be completed within _____ days/months from the date of approval, after which any extension of this requirement must be approved by the Board.

X _____ ARC Chair Date approved _____

_____ **DENIED** for the following reason(s)

_____ continued on back page

NOTE: The Architectural Committee and/or Board may enter onto your property to better assess your application.

• **Required Submission Materials - General ARC Application:**

PHOTOS – Replacement of any visible feature (painting, re-roofing, replacing doors & windows, etc.) require a photo of the existing element. Photos can be emailed to:
manager@southbaycommunity.com

The following information is required with your application. All plans must be approved by the ARC and receive FINAL APPROVAL prior to beginning construction and installation. After final approval, any changes must be approved by the ARC.
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STRUCTURES – **Current Site plan** showing placement of enclosure, lanai cage, pool, etc. description of specifications, including design, height and materials used. Also provide a photo/image and spec sheet of materials.

HARDSCAPING – Current site plan showing placement of hardscape feature, description of specification, including design and materials used. Also provide a photo/image and spec sheet of materials.

PAINT – Color samples/swatches with manufacturer color name and number, and samples of all accent/trim colors. **No photo or printer copies.**

ROOFING – Description of specifications, including type, and if applicable, manufacturer, product name AND color brochure of material.

DOORS & WINDOWS – Description of specifications, including a photo image of the product and the product spec sheet. Garage and front door requests require color brochure from manufacturer.

Once your project has been completed, please contact the Association office for final inspection. 941-966-4237

***No Contractor/Vendor signs can be posted in the yards and/or windows of your home!**

Painting, Building and remodeling companies, landscapers, etc. such companies are only allowed to operate mechanical equipment (examples: pressure washers, hammers, saws, drills and/or other construction equipment) 8:00 AM until 6:00PM Monday thru Saturday AND are not allowed any time, including Sundays and State of Florida Legal Holidays.

Variance Procedure & Request Form

*Per Southbay Covenants Article 12, the Board of Directors has the discretion to grant certain variances in cases where "...not to grant such variances would create hardship in the opinion of the Board of Directors or where such variances would be in keeping with the spirit and intent of these Covenants and Restrictions or would be such as to not adversely affect any neighboring owners or the Subdivision as a whole." To apply for a variance of the setback requirement(s) for a proposed dwelling on a lot, an addition, enclosure, etc. where the variance is required in order to accommodate building size, existing trees or other site features, the Applicant **MUST**:*

- 1) Submit a written request for a variance for a specific setback purpose. **The request must include a survey and a copy of the proposed Site Plan showing the exact encroachment measurements.**
- 2) The applicant is required to obtain letters from all adjacent neighbors stating their position on the granting of a variance to the standard setback. This includes side lot owners in all cases and the rear lot owners if the variance request is for the rear of the property, and frontal neighbors if the variance is for the front of the property. The BOD will use these letters as a guide, but not as a condition for making decisions regarding the application.
- 3) A check in the amount of \$ 425.00 made out to Southbay Yacht & Racquet Club for legal review, preparation of variance and recordation fees. *(If the variance is not approved, the check will be returned).*

Submit this form and documentation to: Southbay Yacht & Racquet Club, 1400 Southbay Dr. Osprey, FL 34229

LOT # _____ ADDRESS: _____

Request Number Feet and/or Inches for:

	Standard Setback	Existing variance (if any)	Requested variance from standard setback	Resulting setback
Front Yard	25 ft. minimum			
Rear Yard	20 ft. minimum			
Side Yard (One Story Home)	10 ft. minimum			
Side Yard (Two Story Home)	15 ft. minimum			
Waterfront Yard	20 ft. minimum			

Note: Corner Lot has two (2) Front Yards and two (2) Rear Yards, but no side Yard.

Application submitted by _____ Date: _____

- OFFICIAL - USE ONLY - :

Reason for request (e.g., hardship): _____

ARC Recommendation and Rational per Article 12: _____

BOARD VOTE: APPROVE _____ DENIED _____ DATE _____