

CROW'S NEST

SOUTHBAY YACHT & RACQUET CLUB

PRESIDENT'S MESSAGE

LINDA BAGLIO, BOD PRESIDENT



- Welcome back to our Southbay neighbors who have been traveling over the summer months. By now our children are back in their school routines. We all wish them a great year!
- Many residents have used the summer months to make improvements to their homes and properties and the ARC committee has been hard at work approving all of your requests. Speaking of ARC, the Board of Directors has been reviewing the Southbay Covenants & Restrictions and from the concerns of the Architectural Review Committee, the Board will be proposing some Covenant amendments this Fall. Please take the time to read up on the proposed covenant amendments in this Crow's Nest, along with more information forthcoming in the mail this autumn.
- Ed Schinik, our treasurer, is currently working with our Committee Chairs to develop our 2023 budget. Given the rate of inflation over the last 18 months it should come as no surprise that most of Southbay expenses have or are expected to increase into 2023.
- Paul Burbank and our Nominating Committee have been hard at work to fill the 4 open BOD slots for our 2023 election. We currently have 4 volunteers to fill those positions. I would like to thank the committee again for all the time they put in to get these candidates. You will get to read their bios in this issue of the Crow's Nest. At the October 11th Town Hall meeting, you will get to meet the candidates running. Please consider serving our community by volunteering; we can always use a few more. Thank you to those that have already put their names in.
- Toni and Judy are continuing to work on our new website. We are moving towards a communication platform that is mobile, along with an improved website. This new system will provide subscriptions that an owner can sign up for regarding the type of information they want to receive. I believe this is going to be a significant improvement in communication for all of Southbay.
- Be sure to mark your calendars for the Fall Town Hall Meeting on Thursday, October 11, 2022, and the Annual Owners' Meeting on Thursday, November 8, 2022. Both will begin at 7 PM.

PRESIDENT'S MESSAGE - CONTINUED

OCTOBER 11: ANNUAL TOWN HALL MEETING

- At this meeting the Board candidates are presented to the community and will give a five (5) minute speech about their resume, biography and why they're running for the BOD. Also, at that same meeting, the BOD will be presenting proposed changes to our legal documents and will then open the meeting up for questions and discussion.

NOVEMBER 8 : ANNUAL HOMEOWNERS' MEETING

- The new Board will be announced at this meeting. Final votes are tallied for any By-Law or Covenant changes discussed at the Annual Town Hall Meeting in October that have been submitted for a vote. They are announced toward the end of the meeting. And finally, each Committee Chairperson will be given five (5) minutes to discuss what they have done for our community in 2022, and give us an insight into their committee plans for 2023.

***Please be aware that our Sept. BOD meeting has been changed to Wed., Sept. 7, 2022, at 9 AM.

Linda Baglio

BOARD OF DIRECTORS

- The Board of Directors has been reviewing the Southbay Covenants & Restrictions and from the concerns of the Architectural Review Committee, the Board will be proposing some Covenant amendments this Fall:
 - » Manufacturers are improving materials and our Covenants are not progressing with modern technology. Metal roofing and composite material are two areas in which technology has changed and the Board is proposing those amendments in Type of Dwelling Sections 7. D & 7.F.
 - » The Board is also proposing to improve the ARC process and accelerate approvals that will benefit our residents and allow them to schedule their improvement projects as soon as possible. This will be proposed in an amendment to Architectural and Aesthetic Control 8.C.
 - » For those projects needing additional time, the ARC committee will be able to extend the time frames needed as opposed to scheduling a Board meeting. This is being proposed in an amendment to Architectural and Aesthetic Section 8.F.
 - » Although generators currently are required to be hidden from the view of neighbors, permanent generators will be listed as an unsightly object to Landscaping, Maintenance of Exterior of Homes Section 14. C.
 - » Currently, golf carts are required to be parked within the garage at all times. An amendment to allow golf carts to be parked on the driveway, but not overnight is being proposed to amend Landscaping, Maintenance of Exterior of Homes Section 14. D. Vehicles.
- A package of information will be mailed to the community in September and these proposed amendments, among others, will be discussed at the October Town Hall Meeting scheduled for October 11, 2022, at 7PM.



TREASURER

EDWARD SCHINIK

Southbay Yacht & Racquet Club

Treasurer's Report

July 2022

<u>Operating Revenue</u>	Actual YTD	Budget YTD	Variance	<u>Operating Account</u>	
General	290,005	290,550	(545)	Truist operating	177,333
Marina	119,639	91,833	27,806		
Irrigation	89,300	109,750	(20,450)		
Total	498,944	492,133	6,811	DM&CE fund	
				Truist capital reserve	149,147
<u>Operating Expenses</u>				Treasury Direct	492,223
Admin	214,673	242,120	(27,447)	First Internet	110,807
Grounds	90,177	101,183	(11,006)	Fidelity	78,472
House	36,407	32,417	3,990		<u>830,649</u>
Social	(984)	3,600	(4,584)		
Marina	16,319	18,625	(2,306)	Balance at 12/31/21	731,147
Irrigation	39,197	26,749	12,448		
Total	395,789	424,694	(28,905)		
<u>Capital Reserves</u>					
Revenue	150,166	155,790	(5,624)		
Expenses					
Geo thermal pool heat units	34,548				
Audio/video enhancements	9,660				
Ice machine	6,453				

Comments on significant variances

- 1) Marina revenue is higher due to increased occupancy
- 2) Irrigation revenue is lower partially due to the system outage in January and lower water usage
- 3) Admin expenses are lower primarily due to delay in hiring of maintenance asst
- 4) Irrigation expenses are higher due to meter replacements not budgeted and expected to have been incurred in 2021



ARC

JACQUELINE LOWRY

NOTE! All exterior construction or improvements on lots need ARC approval before starting per Southbay's Covenants.

NEW Deadline for Requests: 15th of Month by 1:00 PM

SHOAL WAY

Lot 42

- Build enclosure

Lot 43

- Paint house,
- Replace double front doors
- Pave driveway

SOUTHBAY DR

Lot 53

- Replace and enlarge pool cage

Lot 355

- Change wood to vinyl on enclosures
- Add enclosure to back of house

WINDWARD DR

Lot 104

- Replace all windows

KEEL WAY

Lot 287

- Install white aluminum roof

LOOKOUT POINT DRIVE

Lot 330

- Enlarge and replace cage; variance

Lot 327

- Front double doors

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.

BOD SECRETARY

- Motion unanimously carried to modify the wording in the previously approved proposed covenant change under Deferred Maintenance and Capital Expenditure Funding to read: "Fee not to exceed \$2,000 and will be annually reviewed in December and set by the Board of Directors for the following year."
- Motion unanimously carried to approve \$2,454.20 for two VOIP phones for office, installation, configuration and labor included through ComLogic.
- Motion unanimously carried to request funds from House Committee for additional mulch in the playground area. The cost not to exceed \$2,000.
- Motion unanimously carried for a variance for Lot 330 of 6 feet resulting in a 14' rear setback for Lot 330.

Future Meetings:

- Board of Directors, September 7, 2022 9:00 AM
- Annual Owners' Meeting, November 8, 2022 7:00 PM
- Town Hall Meeting, October 11, 2022 7:00 PM

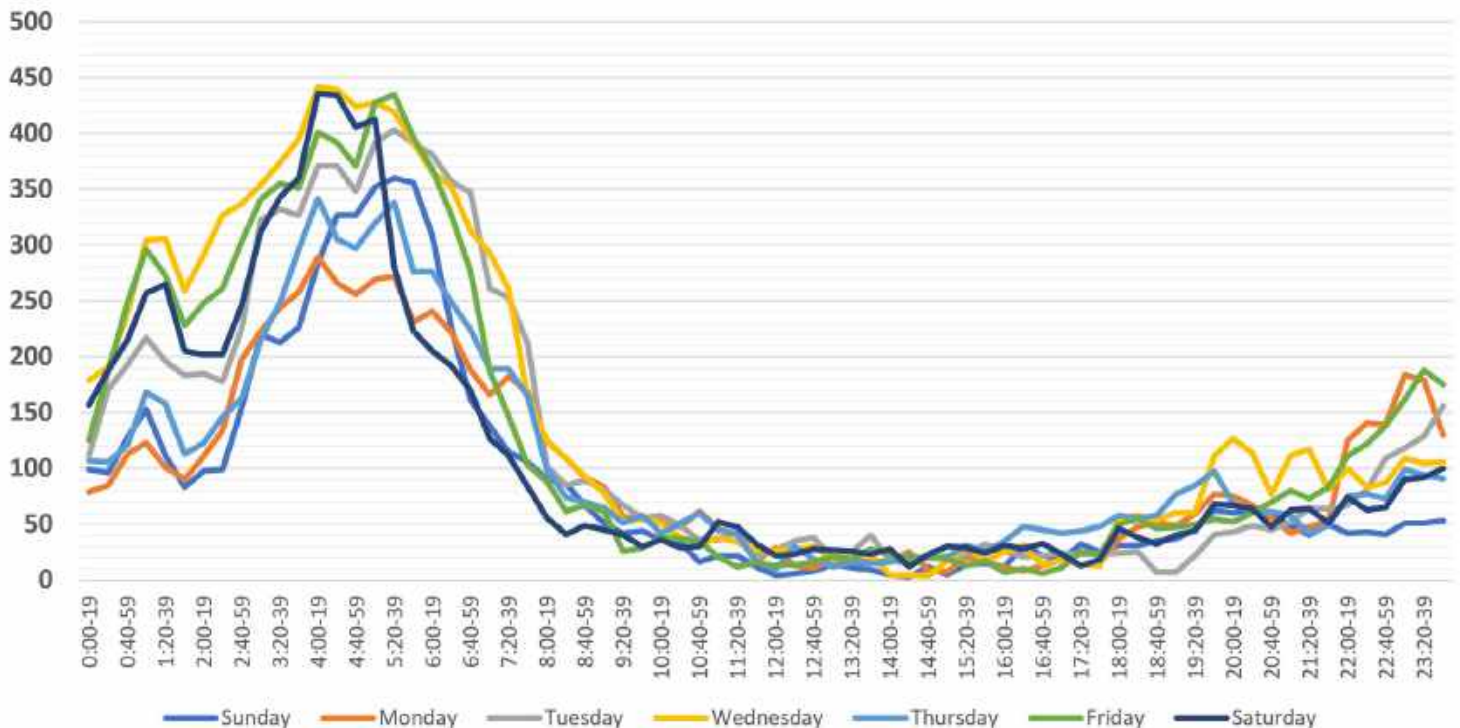


IRRIGATION

SALIM CHERIF

- It is rainy season! Consider adjusting your watering patterns accordingly.
- Our latest Usage Chart covers July 14th thru August 14th and is broken out by day of week and time of day.
- If you happen to be reviewing your watering schedule, please favor the 250 to 400 Gallons Per Minute (GPM) range and to avoid the 50 to 200 range.
- Folks using drip irrigation during the day, where we tend to deliver under 50 GPM, are fine. We are , however, currently limited in our ability to supply consistent pressure in the 50 to 200 GPM range at this time (although we hope to change that next year). Folks currently falling in that 50-200 GPM range are probably getting uneven water flows and therefore poor coverage of their lawns.
- Over time, we hope to flatten our peak into a broad plateau in the 300-400 range.
- Thank you for your consideration, Team Irrigation

July 14 - Aug 14 Avg GPM





MARINA

PAUL BURBANK

- The Marina Committee has been very busy over the past few months on items from our goals.
- We are working closely with a marina electrical contractor to assess our aging and sometimes problematic electric infrastructure on the docks at the North end of the marina. We are experiencing some difficult problems with the power/light pedestals with regard to electrical receptacles that larger boats plug into, and we also will need to address certain issues related to age. Their report is due to us in September, so more to come on that.
- We are almost finished with the creation of a Marina Welcome Kit document. This will be a comprehensive and helpful guide meant primarily for new slip holders in our Southbay marina. This project was identified by listening to new boat owners who wanted a wide variety of information to help them protect their vessels (and our marina), operate safely on the intracoastal and gulf, and to maximize their enjoyment of boating on the Suncoast. When finished, we will be storing this on the marina section of the Southbay website for all to access. For new slip holders, we will be implementing an intro/welcome process so they can meet with members of the Marina Committee and quickly come up to speed on best practices as well as hear an overview of the boating fun available in this fantastic area.
- We have been working on several improvements to the Marina Rental Agreement (MRA) with the goals of making it easier for existing slip holders to renew, making it easier for new slip holders to get set up, and improved collection of higher quality data. Work is continuing on this process and we are striving to roll out improvements for the 2023 renewal cycle.
- A couple of requests/reminders:
 - » Please do not overfill the trash receptacles out on the docks. On weekends, some of these have been overflowing with trash, causing obvious problems.
 - » Please make sure you remove all food from your boats. We have witnessed frequent nighttime patrols of the docks by raccoons and other critters that you do not want on your boat!
 - » Please remember that there is no fishing on the docks and around the marina (by anyone)
 - » There should be no bike riding on the docks.
- That's it for now. See you out on the water!

DOCK CAPTAINS

A DON VANDEVELDE

B PAUL BURBANK

C DOUG BELAIRE

D JACK ROETTENBERGER

E BRUCE MITCHEL

G DON VANDEVELDE

H BRUCE MITCHEL

I TIM O'BRIEN

KAYAK
SUSAN COURTNEY



POWER & SAIL

VICE-COMMODORE, STEVE CANAVAN

- As a reminder, on the club's web page www.southbaypands.org , under the LINKS tab, we have added a direct link to an online boating safety course. We are encouraging boaters of all ages to take this free boating safety course, to help make our waters safe for everyone. By registering through the provided link, you will receive a Boating Safety Certificate upon completion of the course. If you have questions, send us an email. This course is open to all.
- The tie-up event on July 21st was a great success, with beautiful weather and warm water. The tides cooperated for shallow water at the Big Pass sandbar on the north side of the channel, east of South Lido County Park. Snacks, beverages and a great time with members was had by all.
- As usual, summertime results in lower attendance at our events. The bonus from this is the ability to spend more time getting to know those who attend and catch up on their summer plans. The July Potluck featured a nautical trivia challenge, which came down to a three-way tiebreaker question. Congratulations to Julie Brady's table!
- The August 25th Potluck was enjoyable as well. The next Potluck will be September 22nd. We look forward to seeing our members who will be returning to Southbay!

PICKLEBALL

- Just a quick reminder that Pickleball is still in full swing. Even though the temperature is higher, we invite everyone to come out to meet new neighbors, connect with old friends, and play Pickleball.
- Monday, Wednesday, and Friday mornings are for the more experienced players. Tuesday and Thursday mornings and evenings are for new players who want to learn, and for players that want a more relaxed game.
- Hope to see you out on the courts!



BRIDGE CLUB

- Welcome once more to Southbay Bridge at the beautiful clubhouse. We are excited to see you all again on the 2nd and 4th Wednesday of the month. Our first play will be on October 12, 2022.
- Some of you, we know, have been playing together for many years, and some may have just met our group. We are happy to have acquaintances, who once lived with us in Southbay, coming back for connections with old friends.
- We are excited to welcome those new to Southbay, as well as guests. We ask only that you have some experience with Bridge. We see in our current group a variety of players—some are very skilled and other who try and sometimes surprise themselves. If you are not sure of your skills, you are welcome to come and watch us. We were all beginners once.
- Players often bring bottled water, and frequently individuals bring treats to share. We ask that each player brings one dollar that will be used to choose two or three of the best players of the day. You will meet a variety of players as we rotate after six group sets.
- We begin our games at 1:00 PM and suggest players come about ten minutes early. Bring your pass key/fob to get into the clubhouse. If you do not have a key, there are players who come early and will help you get in and get started. We end our game at approximately 4:00 PM.
- Again this year, Barbara Haughey and Betty Lehn will organize the group and are available to answer any questions you may have. You can reach us via our home phones: Barbara 978-314-3975 and Betty L. 941-232-8703.
- After October 6th, call one of us to let us know that you want to play on October 12th.
- We look forward to playing with you again this year!

PEDALERS

- Let's enjoy the early morning before the heat and humidity is too high. We are changing to an 8:00 AM start time on September 1st. Join us on Mondays, Wednesdays, Fridays and Sundays. See you at Southbay Drive and Windward to ride the Key, providing it is not raining.
- For more information, call Sue or Webb Owen at: land phone (941) 966-4976, cell phone (916) 704 5286, or e-mail at wjo.oweneng@gmail.com.



Braeden Tinker clearing roads.

NEW MULCH AT THE PLAYGROUND



Brian Barrett, Abby Crabill, Randy Schmidt, Rich Appleget, Cameron Tinker, Brian Barrett, Braeden Tinker, Gretchen Zablackas, Logan Stevens.



Cole Skipper, Logan Stevens, Braeden Tinker, Cameron Tinker



Logan Stevens, Cameron Tinker, Duffy Smiley, Braeden Tinker, Cole Skipper



Brian Barrett, Abby Crabill, Rory Schmidt, Randy Schmidt, Cameron Tinker, Braeden Tinker, Cole Skipper, Logan Stevens, Gretchen Zablackas, & Rich Appleget



CERT

LINDA CHLEBINA

- C.E.R.T. has organized the Irrigation Plant to allow maximum use of shaded areas for us if disaster strikes. It is our command center if the clubhouse is too damaged to use after a storm.
- Otherwise, no news from C.E.R.T. is good news. May we all have a quiet hurricane season!

FRIENDLY REMINDER TO CLEAN UP AFTER YOUR PET





SOCIAL

- Thanks to all the “goofies” who came out and played Reverse Charades at First Friday! I think the pictures speak for themselves!
- We will be having our “Welcome Back to Paradise” party on Saturday, November 5th, themed “Caribbean Night!” So, mark your calendars! Details will follow soon.
- Our Holiday Progressive Dinner is scheduled for Saturday, December 10th. Always a great time! If you would like to be a “Host House” and show off what you got, please contact Lisa Hu. We appreciate you!!!
- Everyone, stay safe, stay happy, and take care of your neighbors!



First Friday

PLAY GOLF

- We will be playing nine holes at Waterford Golf Course on Thursdays, tee time around 9:00 AM.
- Residents and guests are invited to attend and play at a special rate. It is a great time to meet your neighbors and enjoy the game. Ladies are welcome! There are currently about 26 Southbay members signed up.
- If you are interested in playing with this group, contact Roger Mulier at rvmulier@comcast.net or 941-266-1564.

LIBRARY

- This month we will be weeding out hard and soft covered books that have not been read in the last year or so to make room for more books.
- We will take donations of recently published books, recent best sellers, magazines, and children and teen books. Please note that discarded books will be taken to Goodwill for others to enjoy.



The Altman's visit the Baglio's In Black Mountain, NC

COMMITTEE MEETING DATES

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> BOD | September 7, 9:00 AM |
| <input checked="" type="checkbox"/> Grounds | September 15, 11:00 AM |
| <input checked="" type="checkbox"/> House | September 20, 9:00 AM |
| <input checked="" type="checkbox"/> LRP | September 21, 1:00 PM |
| <input checked="" type="checkbox"/> ARC | September 27, 9:00 AM |
| <input checked="" type="checkbox"/> Marina | September 28, 10:00 AM |
| <input checked="" type="checkbox"/> Irrigation | September 29, 9:30 AM |
| <input checked="" type="checkbox"/> Communications | October 5, 9:30 AM |

Meeting Agendas are required to be posted in the Clubhouse on the Electronic Bulletin Board at least 48 hours in advance of the meetings.

BOARD OF DIRECTORS: CANDIDATE BIOS

JACKIE LOWRY

Ten years ago, we became residents of this beautiful community. Our first home was on Southbay Drive and then we moved to Yacht Harbor Drive. Carl and I enjoy participating in the many social activities and clubs here. In Southbay:

Co-Chair of the Social Committee for 4 years. Sandy Appleget and I, nicknamed "SanJac", planned and hosted themed dinner parties: Mardi Gras, Derby Day, Superbowl Tailgate, Santa parade and party, Family Fun Day, totaling 36 activities a year



- Shared the honor of Southbay's Citizens of the Year
- Power and Sail Bridge's Social Officer for three years. Responsible for the Commodore's Ball, Holiday Dinner, and Cruise to Nowhere
- ARC committee /chairperson of ARC
- CRC Functional Requirement Team Member - gathered input from the community for the design and function of the new facility about to be built

I have a Master's from University of Illinois and a Bachelor's from University of Wisconsin-Milwaukee. My career was in education.

- Instructor of grades K-6 and gifted programs
- Grade Level Coordinator
- Organized and implemented school wide activities/programs for students and parents
- Brought an extracurricular program into the district and administered it
- Served on Illinois state program to counsel teachers
- Served on Negotiations Team/Chief Negotiator for the district's teachers union

Volunteerism is important to me:

- Served on PTA Boards
- Worked on Special Events Committee for village for events and festivals
- Served four years as President and two years as Secretary of the Beach Association Women's Club which sponsors and facilitates summer activities for adults and for children at the lake
- In Osprey, on P.E.O. Committee securing scholarships for high school girls

I would appreciate your vote of support to be on the Board. I have served on committees working with fellow members. I believe in open communication: listening and conveying information between Southbay residents, committees, and the Board. It is also important for our community to be fiscally responsible to ensure our success. My wish is to protect this piece of paradise we call Southbay.

ALEX MOSS



While our sons were in middle school, Laura and I knew we had a limited window to find a location that we could establish roots in and give our family a solid base for the years to come. After finding Pine View school and a quick visit to Sarasota, we knew we had found the right city and moved our crew from the briny beaches of Jacksonville. We lived in Nokomis as the kids started school and we searched until we finally found our new home at 168 Lookout Point Drive (lot #330) in January of 2014. Tyler, now 22, is currently living with us as he works through completing his degree at SCF while Sam, now 21, is entering his senior year at FSU after completing a summer internship at Virgin Orbit in Long Beach, CA.

Laura found Jacksonville because of the beaches, and I was deposited there by the Navy, assigned to a frigate at the Mayport Naval Base. After exiting the service, I spent ten years working for the PGA TOUR in the Ponte Vedra building, my chops in all things technology. During this time, I was also responsible for preparing the digital presentations that the commissioner delivered at the Board and Player meetings. Spending time with the senior executives and the commissioner as they led the organization gave me tremendous insight into how a business is operated effectively.

Shortly after leaving the TOUR, I started a consulting firm focused on helping large companies solve complex cyber security problems. Around the time we were moving into Southbay, our company was transitioning from consulting to software development. The strength of our team and their ability to share direct and candid feedback enabled us to make the very difficult pivot successfully. Fortunately, having a boat in the basin and offshore fishing as a hobby has given me a quiet place that helps me forget about the stresses of the week.

After eight years enjoying the benefits of Southbay, I believe it's time for me to give back. I am approaching this with no agenda and only hope that I can help to maintain the comforts that our community has provided my family over the years. Information and feedback are critical towards good decision making, and I will always commit to proper research prior to making a key decision. It's how we operate in our home, and in our business.

DEBORAH NIPPES-MENA

Length of Residence: 7 years Lot #: 101

Presently, I am Chair for the Long Range Committee and serve on the Investment Committee, Irrigation Committee, and served on C.E.R.T for 6 years. If you are a regular at Pot Luck, then you know I am the Purser for the Power & Sail Club. I have held public office on the Board of Assessors in Boxford, MA. I have served on many public and private committees and boards, ranging from PTA to Economic Development.



Our community continues its evolution, bringing new demands and unforeseen needs.

My goals as a community member are:

- prudent financial budgeting and savings that supports short and long-term planning goals in the community,
- transparent communications, team work, compromise and inclusion of all
- social activities and facilities for all generations
- promote and support Southbay as a premier and welcoming community.

I am asking for your vote and support to join the Board of Directors. My contribution to Southbay is in general and financial management. Prior to retiring, I was the Finance Director for a municipal community in Massachusetts with an operating budget of \$27 million, a rolling capital budget of \$2 million and managed the complexity of state and federal grants. During my tenure, my team raised the S&P bond rating to AAA, increased the reserves from 2% to 5% of the operating budget and established solid financial policies and procedures.

Educationally, I hold a BS in Health Services Administration from Ithaca College and an MBA with concentrations in Finance, MIS and Health Services from Rensselaer Polytechnic Institute. Professionally, I have been employed by Ernst & Whinney, the Hospital Association of NYS, AT&T, Lucent Technologies, and the Town of Hamilton. My professional focus evolved into general management working in the disciplines of finance, accounting, network operations, sales, executive staff, and human resources.

ED SCHINIK

My name is Ed Schinik. My wife, Karin, and I live at 137 Dory Lane and we moved to Southbay in November of 2020. I grew up in Flushing, NY, and had lived in New Jersey for 25 years before moving to Southbay. We have two daughters, 24 and 20.

We had been coming to Osprey for over 20 years visiting my in-laws who live in Rivendell. We knew the area well and always felt we would end up in Southbay for its sense of community, wonderful marina, beautiful green spaces and newly renovated clubhouse.

For the past 16 years I was Chief Financial Officer of Yorkville Advisors Global LP, a small investment advisory firm. In my role I was responsible for Yorkville's accounting department and operational infrastructure, and I still work part time there.

Prior to joining Yorkville, I was Chief Operating Officer of Mellon HBV Alternative Strategies, where I was responsible for building the infrastructure for a firm with over \$1 billion in assets under management. I began my career at Goldstein Golub Kessler & Company, where I was a Certified Public Accountant.

I was appointed Treasurer of the Southbay Board in March of this year, due to the resignation of a Board member. Since that time, I have worked hard to understand the revenue and expenses and have kept a close eye on the budget vs. actual variances. In addition, I have created a new Investment Committee and led the effort to invest idle cash accumulated in the Deferred Maintenance & Capital Expenditure Fund leading to an additional \$14,000 of interest on an annualized basis.

I believe my financial background will help Southbay plan for both the next few years as well as the long term. And, I'd like to continue the initiatives that I have started since being appointed earlier this year - initiatives that will help to maintain the standards of Southbay and protect the value of our homes and the assets of the community.





LILLY SCHMIDT

- Another fun summer in Southbay has come to an end, and us kids must go back to school. Although school is not as exciting as summer is, there are still many fun things about school. Today I will tell you 3 of the many things that kids in Southbay enjoy about going back to school.
- The bus stop – there are lots of fun activities that kids like to do at the bus stop before and after school. Some examples are playing Four Square, basketball, football, and playing on the playground.
- There are many schools which kids from Southbay go to for elementary and middle school, including Laurel Nokomis, Epiphany and Pineview.
- When school starts, so do many activities that kids enjoy participating in. These include soccer, football, and baseball.

