

The Bay Laker

Issue 113



Dates to Remember:

Jan 10th - Sundaes on Sundays 6:30p
Jan 12th - Newsletter Article Deadline

Bingo: Wednesdays - 7pm
Saturdays (non) Coffee - 9am

HOA Officers & Directors

Steve Rollison, Pres 941-375-8110

Dave Eungard, Treas 419-577-1090

Jane Ann Miller, Sec 941-483-3247

George Phelps 585-356-8025

David Baker 309-830-8450

Tom Priar 717-438-3801

Stephen Medich 708-921-3367

Park TV channel - 196

Lift Assist Line - 941-316-1201

FROM THE PRESIDENT

Steve Rollison – 941-375-8110

GOODBYE — AND GOOD RIDDANCE!

Nothing really changed as the clock struck midnight on December 31st, but at least that moment marked the end of an awful year. Thank God!

Actually, we should thank God. In retrospect there were a lot of things to be thankful for in 2020, but it is so easy to focus on the bad things that happened. And there were plenty of them.

- Deaths of nine current Bay Lake residents
- Tons of illnesses and injuries: cancer, joint replacements, broken bones, afib, cholecystectomies, myasthenia gravis, ad nauseam (pun intended)
- An animosity-filled presidential election, a divisive and bitterly-resented shift toward socialism, and political and racial “protests” that were merely excuses for wreaking violence and destruction
- Many snowbirds forgoing the use of their Bay Lake homes entirely this year – not particularly by their own choice
- Extended loss of the use of the clubhouse and pool
- Inconvenient pandemic precautions – isolation, masks, social distancing, supplies shortages, etc.
- Being deprived of our holiday meal get-togethers (Thanksgiving, Christmas, etc.) and other favorite entertainment and socializing opportunities (pool parties, flamingo/leprechaun races, Christmas parade, etc.)

Continued on page 2

WE ARE A SMALL COMMUNITY AND
HAVE MANY WALKERS
**PLEASE ADHERE TO
THE SPEED LIMIT OF 15
MILES AN HOUR.
SPEED LIMIT 15**

Yep – plenty of bad things to focus on. But were there good things for us Bay Lakers to focus on, too? Yes, there sure were.

- To begin with, our park was largely unscathed by COVID-19 itself. Thus far there has been only one known instance in the park, and that resident did not require hospitalization.
- Many residents took advantage of numerous opportunities to help one another in ways both big and small – providing rides to doctors’ appointments, fixing “misbehaving” computers, chasing neighbors’ trash cans blown down the street by storm winds, etc.
- Lots of residents contributed their time and energy for the good of the community – trimming plants and ripping out invasive vines, pumping out The Bay Laker without missing a single issue, serving on essential committees, etc.
- Practically every person with money in a brokerage or 401(k) account experienced unprecedented growth in their investments.

2020 was indeed a year most of us are happy to bid adieu, and 2021 will provide us with continuing challenges in the short term. How–ever, if we keep our eyes open we’ll continue to see exquisite rainbows along with the torrential rains we face.

NEW RESIDENTS

Tim & Dena Swain
203 Carissa St.



BIRTHDAYS AND ANNIVERSARIES

by Steve Limkemann – 734- 419-9142

JANUARY BIRTHDAYS

- 1 Sally Fitzgerald
- 1 Judith Sager
- 3 Dev Cammer
- 4 Ed Loman
- 5 Gail Douglas
- 5 Melanie Nicholas
- 5 Janice Van Dyke
- 6 Tony Camerato
- 6 Chuck Quaile
- 7 Renee Loman
- 7 Mark Nicholas
- 8 Judy Coe
- 10 Pat Bellmore
- 11 Timothy DeClaire
- 11 Peter DiMarcello
- 13 Mike Grunzweig
- 15 Judy Gerarge
- 15 Steve Rollison
- 16 Joan Cook
- 17 Peg Shaw
- 18 Thomas Guist
- 21 Ronald Miller
- 21 Inga Raber Baughman
- 24 Robin Miller
- 24 Michael Piekarz
- 25 Cynthia Bennett
- 25 Peggy Cammer
- 25 Leonard Clark
- 25 Brenda Joy
- 26 Frank Aruta
- 27 Marcia Svenson
- 28 Dean Inglis
- 31 James Gerarge





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JANUARY ANNIVERSARIES

- 2 Debra & Terry Fontanyi
- 5 Don Clark & Dolores Johnson
- 5 Connie & Roger Vorraber



We do not have everyone's birth and/or anniversary month and day. If you had a birthday and/or anniversary this month and we missed it, or listed it with the wrong month or day, please send a correction to stevelim@wwnet.com. That's also the e-mail address to use to send your info if you are a new resident or have a phone book change.

RENT WENT DOWN?

Steve Rollison – 941-375-8110

In September most Bay Lake homeowners received notices from ELS that their rents would increase January 1st by an average of 4.33%.

A committee created by the HOA was able to negotiate a smaller increase – not just for 2021, but for 2022 and 2023 as well.

- 3.70% January 1, 2021
- 3.95% January 1, 2022
- 4.15% January 1, 2023



The rent increase for 2020 had been 4.00%. That means that the negotiated agreement smashes the often-cited “rule” that ELS will never agree to a rent increase that is smaller than the previous year's increase!

Members of the rent committee put in a considerable amount of time and effort to achieve this LTA. They combed through and analyzed a mountain of comparable-parks data. They developed logical arguments to support proposals for reducing the size of rent increases. They even visited other mobile home parks throughout Sarasota County to identify and document pertinent similarities and differences

compared to Bay Lake Estates.

Please seek out the members of the committee and thank them for their work. In addition to myself, the committee consisted of...

- David Baker
- Michael Kloian
- Steve Medich
- Karol Nickerson

There is another article in this newsletter issue that explains the confusing process of how your lot rent is established and administered.

HOW DOES RENT WORK?

Steve Rollison – 941-375-8110

ble@SteveRollison.com



Elsewhere in this issue is an article explaining how our 2021 lot rent increase went down from the amount that had been announced back in September.

The whole process of how rents are established and administered is more than a bit confusing. The following notes are intended to help make it all a tad more understandable.

The HOA and ELS general negotiate a new Long Term Agreement (an “LTA”) every three years. Essentially, its sole purpose is to establish how much homeowners' rents will increase each year.

Each homeowner signs a Residency Agreement (more often referred to as their “lease”) when they move in. The lease contains all other terms pertaining to the lot rental.

Normally, when you buy a privately-owned home in the park, you assume the current homeowner's lease for the remainder of that annual lease term. Then your own lease that you signed when you moved in goes into effect. 90% of homeowners have an

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annual lease term that begins January 1st.

At the end of the assumed lease the homeowner's lot rent goes up to the lot's "market rent" for one year. Market rent is determined solely by ELS, and it is disclosed when you sign your lease. Market rent is basically "whatever new lot renters will willingly pay."

After that one time that your rent goes up to market rent, all future increases are governed by HOA-negotiated LTAs.

Lot rent is comprised of several components:

- Base Rent — think of this as "ELS's share" of what you pay
- Basic Cable — the amount actually charged by Comcast/xfinity for the relatively few channels included with your rent
- Ad Valorem ("based on value") Tax — a pro rata share of the property tax on the Bay Lake property
- Non-Ad Valorem Tax — a pro rata share of county charges for solid waste disposal and stormwater processing
- Water and Sewer Charges — are not considered part of lot rent but are billed (pro rata) each month along with lot rent

The park's property tax for 2021 will be \$152,824. ELS will absorb \$69,086 of this, and will bill each homeowner a pro rata share of the remaining \$83,783.

Solid waste ("trash pickup") charges for the year will be \$40,254. Stormwater charges will be \$21,618. ELS will bill each homeowner a pro rata share of these.

If you have any comments or questions, feel free to get in touch by phone or e-mail.

HOA ELECTIONS

Are you a homeowners association member in good standing? Are you interested in having more influence on the day-to-day operations of the organization as well as the direction it is headed? If so, your window of opportunity is rapidly closing.

At the January 5th HOA meeting, nominations "from the floor" will be accepted for four open positions on the board of directors.

You probably have already seen an announcement about this from the Nominating Committee. You may have even been contacted directly about becoming a director. By the time you read this article, an initial slate of candidates has probably already been posted in the clubhouse.

That doesn't matter though. At the association meeting anyone can be nominated from the floor — either by nominating themselves, or by having someone else nominate them.

If you have questions about the nomination process, or about the responsibilities and commitments of being a director, or about the required qualifications, feel free to contact any of the following members of the Nominating Committee.

- Joyce Martin/Chair 941-412-9663
- Pam Prior 717-250-6739
- Rosemary Baumgartner 419-215-4733
- Sandy Lee 419-921-9361
- Becky Phelps 585-813-8625

To comply with state regulations, no further nominations will be accepted after the January 5th meeting. The nominating committee will post the final slate of candidates by January 15th, and the election will be held at the March 2nd association meeting.

SUB-FLOOR & FLOORING EXPERTS!

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NEW 2021 PHONE

BOOKS

Carol Gilchrist – 941-485-7043



NEW YEAR BLESSINGS!

Per Steve Limkemann, "It's a new year and time for the 2021 Bay Lake Estates phone directory. If things worked out as planned, your 2021 directory is, or will be soon - ready for pick up at the office."

As you have heard me say many times, Steve is amazing! He provided his computer expertise, talent and sincere dedication to this project last year, to provide a 2020 phone book within a few weeks. We were thankful for the walkers who obtained needed information and the proof readers who verified the final version.

This year, his magic fingers and quick mind were able to maintain data and keep current so that the

process was ready for print in early December. We are all very grateful. Thanks Steve.

SALVATION ARMY FOOD DONATIONS

Karol Ann Nickerson – 813-464-0648

HELP IS NEEDED MORE THEN EVER!

We continue to collect non-perishable food items to be brought to the Salvation Army food pantry on Albee Farms Road.



A collection box is under the carport at 57 Hyacinth Street and there is another one in the on the stage in the clubhouse. Please give whatever you can.

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To our valued customers:

During the current times we wanted to let you know that we are taking as many precautions as we can to ensure not only our workers safety but yours as well. We check workers' temperatures each morning and have limited the amount of contact our crews have with each other. Our crews work in Tyvek suits with respirators which helps to ensure your safety as well as theirs.

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HOA MEMBERSHIPS

Jane Ann Miller – 419-280-1054

2021 Bay Lake Estates HOA memberships are available now to all park residents. Annual dues are \$10.00 per person. They are due by January 1st.

Two types of memberships are available: regular memberships for homeowners, and associate memberships for non-owner residents (including seasonal and annual renters). Associate members enjoy the same privileges as regular members, except they have no voting rights.

Each owner in a residence may purchase a regular membership, and each may vote on any issue under consideration. However, Florida law permits each home a maximum of only one vote per ballot for elections of directors, regardless of how many members reside in the home.

You can purchase your membership in the clubhouse at Saturday Morning Coffee, or at Bingo on Wednesday evenings. Until I return from Ohio, you can also call Steve Rollison (941-375-8110), and he will bring a membership card to your home.

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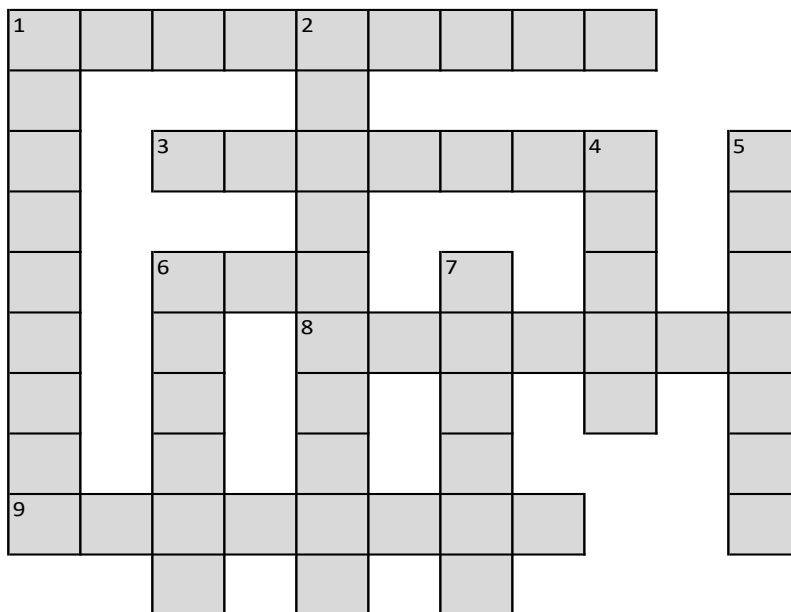
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Quick Crossword

BAY LAKE RESIDENTS

Fit these words

- COE
- CONNOR
- GILCHRIST
- GRUNZWEIG
- ROULEAU
- SAGER
- SAMPLES
- SEKULER
- SUTTON
- THORNTON
- ZIMMERMANN



A PREVENTABLE SCREW-UP

Steve Rollison – 941-375-8110

Last year three people sent me e mails asking to subscribe to the Event Alerts. You know about the Event Alerts – right?

They are **short** “blast” e mails sent out whenever there are news items, announcements, events or activities you’d want to know about. Alerts are **the best** way to stay on top of things at Bay Lake.

But back to those three “subscribe requests”... Unfortunately, they slipped by me unnoticed until I was cleaning out my e-mail inbox weeks later. Definitely a screw-up!

You don’t have to worry about a delay like that, though, because now I have a filter set that automatically sounds an alarm whenever I receive a subscription request. If you’re not already a subscriber, send me a request and test my guaranteed-foolproof system!

EventAlerts@SteveRollison.com

A brief “Please subscribe me,” along with your name, is all you need to send.

BEST CORONAVIRUS JOKES

These are jokes my dad would be telling were he still around...

Q: Why do they call it the novel virus?

A: It’s a long story...

Q: What do you tell yourself when you wake up late for work and realize you have a fever?

A: “Self, I so late.”

Today’s weather report: “Room temperature.”

Is anyone else’s car getting three weeks to the gallon?

Never in my life would I have imagined that my hands would consume more alcohol than my mouth.

2017 Small Business of the Year



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American Conference of Audioprosthology

Bells and Whistles

Chuck and his wife attend events in their community, eat out, and have family over quite a bit. All these events require different listening abilities.

Chuck invested in premium hearing aids, and we adjusted his settings to offer him the best experience possible. In a variety of environments his hearing aids show off all the bells and whistle.. Only Chuck never notices the bells and whistles, they are his silent heroes.

Premium hearing aids can adjust to his preferences based on the sound quality of the room. These hearing aids detect whether the room is open with a lot of background sounds or closed-in with softer sounds. When Chuck walks from his bedroom, through the hallway and into his great room, his hearing aids adjusted three times without him having to touch a button.

Over the holidays Chuck had some friends down to visit. Chuck noticed that John wasn’t hearing well in the great room with everyone in it. They got talking about hearing aids and John was wearing the same brand as Chuck.

Chuck called me and talked to me about John’s struggle. I had room in my calendar, so they came in, and I read out the program on John’s hearing aids. Not only did they have the same brand, they had the same model. When I read out the program, I noticed that John’s settings were not taking advantage of all the bells and whistles available for these premium hearing aids.

Since John was visiting for two weeks, we had time to adjust his program and John could go out and try the new settings while eating out or visiting with a group of friends.

Now both Chuck and John can take advantage of all the bells and whistles available in their hearing aids.

In this fast-evolving digital age, there are amazing features in these tiny hearing aids. If you wonder if you are using all the bells and whistles available, call me to review your program settings.

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We have taken steps to limit exposure to the virus by making our customers aware that there is no need to have any contact with our employees if you choose to do so. Our business falls under the state's guidelines as "Essential Business".

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David & Helen Baker – 309-830-8449

I scream.
You scream.
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Sounds right to us!

So let's all get some revenge on this coronavirus thing for all the social distancing and mask wearing and clubhouse and pool closing it has caused.

YES! "Sundaes on Sundays" returns with a vengeance on Sunday, January 10th, at 6:30 p.m.

Same as last year, with just a few modifications - like wearing a mask while standing in line and otherwise milling about. Like no serving yourself - we'll do the scooping and all the toppings application. You get the idea.

And here's maybe the best part: it's FREE!

Well, it's free if you've already paid your 2021 HOA membership dues (bring your membership card) or pay your dues that evening.

"Still the world's best bargain at just \$10 per person!"

Sorry, non-members will have to dig deep to come up with the \$2 it'll cost them for a sundae.

Please sign up on the sheet in the clubhouse so we can be sure to purchase enough ice cream and toppings for the event.

Quick Crossword Solution

Across

1. GRUNZWEIG
3. SAMPLES
6. COE
8. ROULEAU
9. THORNTON

Down

1. GILCHRIST
2. ZIMMERMANN
4. SAGER
5. SEKULER
6. CONNOR
7. SUTTON

NOTES FROM THE EDITOR

Donna Pfeiffer – 941-586-2812

Editor@BayLakeEstates.org

HAPPY NEW YEAR!

I believe 2020 is one year we are all happy to leave behind.

Although I have been careful to be politically neutral in this newsletter to this point, I am compelled to make an exception this time because of another's comments in this issue that I find to be partisan.

This has been an incredibly challenging year for most us. Between a worldwide pandemic that was horribly handled by our Federal government and the disgusting political lies and hatred spread by the most highest position in our country, life has been filled with angst and fear. With just under 300,000 deaths from Covid19 in the US alone as of this writing, Covid19 is now the leading cause of death in this country. That is 300,000 families mourning the loss of their loved ones this holiday season. And while all this has changed our daily lives considerably, we also battle a divide in this country not seen since the civil war.

To be clear, my angst in 2020 never stemmed from a looming fear of socialism or "...racial "protests" that were merely excuses for wreaking violence and destruction". That was not what I witnessed.

...continued on page 14

In my life, I have never experienced a President incite such hatefulness and divide without regard for the country as a whole. His weapon has been a daily onslaught of lies and debunked conspiracy theories designed to create fear in his base and to disenfranchise all others. He still claims he won the election in spite of all the courts acknowledging there is no proof or evidence for any of his claims. ENOUGH!

We need peace in our country and in our little communities around this country. We need respect for science and common decency and compassion for all of us, regardless of political party, color, economic class, etc. We need to heed the CDC and mask up to save more relatives from dying.

For those breathing easy with the vaccine around the corner, realize this vaccine will not keep this virus from spreading until the majority of people are vaccinated. If you are lucky enough to receive a safe vaccine, it is likely to keep the virus from making you deathly sick, but, there is nothing in the studies suggesting that those vaccinated will not be contagious if they were to become infected with it. Therefore, the vaccine does not stop the virus from spreading!!! It is only known to be effective in reducing the symptoms if you get it. Therefore, until most everyone is inoculated with a successful vaccine, it will continue to spread to those not yet vaccinated and continue to cause death and pain. We are not expected to have enough people vaccinated to make a difference in the deadly spread until mid to late 2021.

Please, please, please, Do Not become complacent after you receive the vaccine. Mask up, wash your hands and keep your social distance so you don't spread it to other people and loved ones that have yet to receive the vaccine.

I pray that a change in leadership at the top will finally give our country breathing room and a little

peace by not having to deal with an onslaught of heinous lies and fears that keep us all flooded with fight or flight hormones on a daily basis. Stressors we can all do without as we navigate into 2021.

I realize not all will agree with my comments in this post. Our community is a slice of this country and this country remains quite divided, to the extremes. As far as I am concerned, you are all my loving neighbors and I respect and love you regardless.

May you ALL find PEACE and LOVE in this NEW YEAR!

Be Well. Be Safe. Be considerate of others.

HAPPY NEW YEAR!! **WELCOME 2021!**

The 12th of the month is the deadline to submit articles for the following month.

We are back to our normal deadline to receive articles for our newsletter. If you would like to submit something for the February Bay Laker, please do so by Tuesday, **January 12th**.

All articles and information must be received by the due date each month, to be included in the newsletter for the following month. We welcome articles of upcoming events and photos of past BLE events, note-worthy articles of interest, your favorite recipes, stories to share, ideas for coping during this pandemic, etc. Get creative.

Email all newsletter submissions to: Editor@BayLakeEstates.org before the deadline. Thank you.



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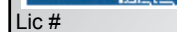
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Financing WAC

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Serving ALL of Sarasota & Manatee Counties



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Special
\$3400**

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Check Up

Check up is for evaluation only, cleaning
extra, cannot be combined with any
other offers. Not valid on previous sales.
New Customers Only

must present coupon at time of service

**FREE
Service Call**
With Paid Repair
(\$69 Value)

** New Customers Only **
Offer valid with repair.
Not valid with other offers

must present coupon at time of service