

Bayside Lakes Homeowners Association Talking Points for HOA Boards

- Following the October 2024 POA Board meeting, two representatives from each HOA Board began meeting regularly to identify the best way to protect the interests of the residential community.
- Restore Bayside Lakes LLC (RBLC) was formed to explore legal options to achieve fair and equitable residential representation within the POA.
- An attorney experienced in HOA law was engaged and advised that litigation would likely be extremely costly and unlikely to succeed due to existing legal precedent recognizing KEW as the successor-developer of Bayside Lakes.
- Based on this guidance, RBLC shifted focus from litigation to negotiations with KEW to pursue a more favorable outcome.
- As a result of these negotiations, Bayside Lakes will move to a dual-governance structure with two parallel entities:
 - The Bayside Lakes Commercial Center Property Owners Association (POA) will represent commercial and institutional properties and will manage the Category A budget.
 - RBLC will transition into the Bayside Lakes Homeowners Association Corporation (BSLHOA), representing the 17 residential HOAs and managing the Category C budget.
- Category C amenities—including the clubhouse, pool, tennis courts, playground, and RV storage yard—will be deeded to BSLHOA, with the POA relinquishing ownership and control.
- The Category B budget will be jointly reviewed by representatives of the POA and BSLHOA to determine a fair allocation to each entity, with the goal of eliminating the shared budget.
- Attorneys for both the POA and BSLHOA are finalizing amendments, governing documents, resolutions, and quit-claim deeds. The transition is expected to be completed within the next 30–60 days.
- BSLHOA has been officially formed as a Florida nonprofit corporation, has received its EIN, and has opened a corporate bank account to support budgeting, financial, and operational needs.
- A CPA has been engaged to prepare BSLHOA's initial operating budget and to assist with the financial transition.
- Once all transitional expenses are paid, any remaining RBLC funds will be returned to the contributing HOAs in proportion to their original contributions.
- Three proposals are currently under review from property management companies to manage the clubhouse, pool, gatehouse access, RV storage, resident communications, and maintenance coordination.
- As part of the negotiated agreement, the initial BSLHOA Board of Directors was selected from members of the Legal and Finance committees to ensure continuity during the transition.
- The initial Board will serve a two-year term, after which elections will be held in accordance with the governing documents.
- Board meetings will be open to all residents and held monthly at the clubhouse on the 4th Tuesday of each month.
- Meeting notices will be posted in advance at the clubhouse, and email notifications will be sent to the leadership of all HOA Boards.
- The initial BSLHOA Board of Directors is as follows:
 - President: Anthony Catalano
 - Vice President: Crystal Young
 - Secretary: Mark Racicot
 - Treasurer: Diane Barrett
 - Director at Large: Dan Osterhout (also serving as BSLHOA's representative to the POA)