



The Bayshore

A monthly publication of The Bayshore Condominium Association

November 1, 2019

www.bayshorecondominium.org

Manager's Desk

Steve Graham
Manager

First I would like to start off with some really good news. It has rained and the weather has gotten cooler, and this will be a long newsletter. We were blessed not to have gotten the bad side of the tropical storm last month but we were as prepared as we could have been. It has been the target of the current board and this office to ensure we have all the foundations of the Bayshore in good standing condition, not only financially but physically.

At this point in time we are in the middle of the final projects of the most recent renovation. The rip-rap along the seawall is complete as we all know, that was a noisy week! The most recent project was just completed on the 28th of October. Alpha Foundations came out and did the contracted injection work. This foam injection filled in all of the voids along the entire length of our seawall from one end to the other. It was a two stage process along the entire run and a three stage process in the areas with the largest cavities. The added rigidity realized at the upper end of the seawall without the added dead weight of concrete pressing outward completed the project as was suggested to us by the engineers.

The next steps you will see is going to be the fencing project. The fence will be mounted differently but it will be the same black aluminum fencing we have. The main difference is we are going to use a flange mounting system. I am in the process of gathering quotes and it is my hope to have this done by Christmas or very shortly thereafter. Schedule, weather and materials permitting.

In an effort to get us looking our best for the holidays we have started to replace and rejuvenate the pine straw (continued on p. 2)

Attention all Pool Lovers! (and their friends of)



Bayshore resident, Pam Miller, has gifted the building with a beautiful slate pool table. We have all the cues and balls that are needed to put the table into operation. We just need the slate to be covered with a beautiful felt. Pam got the idea that the Pool Lovers could unite and collect the necessary funds to get the job done quickly before the holidays. We estimate that the total job will cost no more than \$650. Around \$200 has already been collected.

If you want to contribute, send or give the money to Steve. Any money donated in excess of funds needed for the felt will be put in a reserve for pool table supplies. i.e. chalk.



President's Corner

Pat Finneran, Jr.
Board President

Thanksgiving

Later this month we will all celebrate the Thanksgiving holiday. Perhaps now is a good time for all of us to reflect on the many things about Bayshore that we can be thankful for.

The first thing that comes to mind is our residents. We are blessed to have so many wonderful people who have chosen to make bayshore their home. Some will only be with us for a few years, others will spend the rest of their lives with us. I am grateful for all of you.

The next thing that comes to mind is our manager and the team. Finding someone who is passionate about living the Bayshore vision and values is also something that I am deeply thankful for. I work with Steve on nearly a daily basis so I get to see all the myriad of things that he handles so gracefully each day. He always put you first. He consistently lives our values of trust excellence and respect.

(continued p.2)

Art Adventures



Everyone is invited to attend as we'll be discussing art we've experienced in our travels. Bring art you purchased or created while traveling, or to tell us about art you viewed

Saturday, Nov 2, 2019
10:00 a.m.
The Lounge

Manager

(Continued from p. 1)

in all the beds and are starting to define the eventual butterfly garden in the triangle by visitors' parking. The pots have been planted and the beds are getting a lot of attention on yard days.

This month the board meeting is on the 14th. Board meetings are always the 2nd Thursday of the month at 6pm. The 2020 budget is to be voted on by the board. If you have any questions, the board and myself are always happy to answer.

So, let's talk about water leaks for a moment. Who is responsible for what and how to handle a leak if you happen to be a leaker or worse yet a leakee. No one wants to be the leakee, but in the great scheme of life, stuff happens. So, how do you handle the fact that your upstairs neighbor hasn't bother to check his heater for a couple of years. It is not un-heard of, after all we all have better things to do with our lives other than to go around looking at stationary appliances covered with lawn chairs, boxes of spare light bulbs and gobs of dust.

So, in extreme brief it goes like this: (on leaks that are owner responsibility ie: water heater/ supply lines/ broken valve) **each unit owner is responsible for their own unit**, leaker or leakee. I know it doesn't sound fair but that is how the HO6 condominium insurance policies are written. Each has his own claim. The association responsibility is the sheetrock inward. Usually the association will not make a claim as sheetrock work on a typical leak is very minor and we handle it in house. We are talking about leaks that the owner is responsible for, association leaks would be handled differently. We will offer assistance to the owner to help get the water up but we always suggest they call a company like Serv- Pro if the damage is warranted and the water intruded heavily upon their unit. The association is not responsible for this service nor is the association responsible for your appliance. If we can help make things better and are available to do so we will, but unfortunately we do not have the equipment or manpower to do remediation work. I suggest you get a **Water Dog Water Alert Unit** – this device looks like an old hand-held transistor radio and is battery operated. I remember those, you remember those? Turn it on and put it in the water heater pan and it will sound if a leak occurs. It has saved several people in the building from having to fight a large mess. The second thing you can do, which really has to happen when you replace your water heater is to make sure a pan is installed under it. We have seen major mishaps because there was no pan under a water heater. Go to Lowes or home Depot for these things.

As far as most plumbing repairs go, the unit owner needs to understand that the repairs are their responsibility and that I as manager will do all I can to help them get through it with as little difficulty as I can. We are responsible for the pipes in the walls, you as an owner are responsible for the valves and fixtures in your unit. Ownership switches to the unit owner once it comes through the sheetrock, including the supply valves. There are times when we are addressing plumbing issues for the association that affect some things we do not normally cover and those are special circumstances and will be handled as they come up and with common sense erring on the side of caution, taking care of you, the owner. If you ever have a question please let me know. Often times we can combine our plumbing needs and save a little on the bill, always a good idea, sometimes it works, sometimes not, but it doesn't hurt to try.

Enjoy your life! The holidays are fast approaching and those memorable family times are just ahead. Keep your phones charged and take lots of incriminating pictures for future use. I want to remind you that I will be on vacation the first week of this month.

Steve

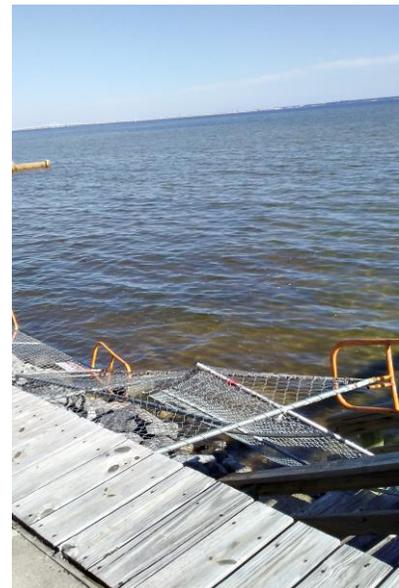
President's Corner (continued from p.1)

The third thing as our location. We sit on beautiful Pensacola Bay with views of the golf course and the bay. We're only minutes from downtown.... not much further out to the Naval air station. The old adage in real estate is location, location, location! We are in an ideal location.

The last thing I want to mention is the building itself. Even though it is 50 years old, it has good bones and will serve us for many years to come. Unfortunately with that age comes the day to day aggravations of plumbing that doesn't quite work and the increased need for maintenance, things that are sometimes aggravating. But I think the trade-off is absolutely worth it.

I'm sure that your list of things to be thankful for is much longer than this. I wish all of you a blessed and happy Thanksgiving holiday and pray that God's blessings continue to shower upon you.

Pat



Strong wind blew down our temporary fence, just prior to start of seawall project



Filling the voids in the seawall with foam

Save the Date



Bayshore Christmas Party
Saturday, December 6, 2019
6:00 p.m. – 9:00 p.m.
Pensacola Country Club

Bayshore Halloween Party



2019 Pensacola Writing & Book Festival



Presented by:

West Florida Literary Federation and Gulf Coast Authors

Pensacola Writing and Book Festival November 9, 2019

Location: **Studer Center**
220 W Garden Street, Atrium Lobby

FREE! Calling all novice or published writers and book lovers of all ages. Learn tips from 10 published authors on how to start writing, publish your novel, memoir, romance, thriller and more. Kids' Korner with puppets and fantasy dragons. Keynote speaker New York Times best-selling author Lenora Worth. "Write Funny Stuff" with PNJ editorial cartoonist Andy Marlette. Special panel of military veteran authors. Sign up to pitch your draft book to WordCrafts Press for possible publication.

wflf.org or gulfcoastauthor.com

Recommended by John Waite



A special thanks to
Cameron Hall and
Marian Bennett
for the photos in
this newsletter



Bayshore Halloween Party continued



November Things to Do

By Lillian McLean

Oct 31 – Nov 11 FooFoo many varied activities, times, locations.

Info: www.foofoofest.com. (Be sure to look up at Palafox & Intendencia Sts. different from umbrellas of last year)

Fri-Sun, Nov 1-3 Pensacola Opera presents *As One* At Pensacola Little Theatre, Jefferson St.

Fri-Sun, Nov 1-3, *Great Gulfcoast Arts Festival*. Seville Square Info: ggaf.org

Saturday, Nov 2 *Stompfest* Pensacola Bay Center, 201 E Gregory St

This event will display some of the finest performance steps/strolls from various fraternities, sororities, and organizations from across the nation!

The event will bring in collegiate step teams

Thursday – Sunday, Nov 7 – 17, *Frank Brown Songwriters Festival*

Songwriters & musicians from across the world bring music to Perdido Key.

Info: 492-7664 frankbrownsonwriters.com



Fri & Sat, Nov 8 – 9 Blue Angels Homecoming Air Show. Info: naspensacolaairshow.com

Saturday, Nov 9 THE HUB MUSIC FESTIVAL Date And Time Sat, Nov 9, 2019, 2:00 PM – Sun, Nov 10, 10:00 PM

Location MUSEUM PLAZA PENSACOLA, filled with great entertainment from Country, Rock, Pop, Funk, Gospel, Jazz Bands etc. bring a chair. Info: Thehubmusicfestival@gmail.com

Saturday, Nov Fri & Sat, Nov 8 – 9 14 – 17 7:30 Sunday 2:30. Mel Brooks' The Producers.

PSAC's fall musical! A scheming producer & his mousy accountant aim to produce the biggest flop on Broadway.

Sunday, Nov 10, Pensacola Beach Art & Wine Festival Quietwater Beach Boardwalk, Pensacola Beach

Saturday, Nov 9 Pensacola Writing & Book Festival and Kids Korner Events.

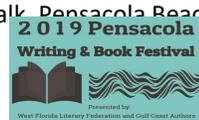
FREE! LIMITED TICKETS AVAILABLE! NO COST! Register today!

[West Florida Literary Federation and Gulf Coast Authors](http://WestFloridaLiteraryFederationandGulfCoastAuthors.com)

Date And Time 9:00 AM – 5:00 PM CST

Location Studer Community Institute Building 220 West Garden Street, Atrium Lobby Level

Sunday, Nov 10 Seville Quarter, Jazz for Justice Info: Jazzforjustic.org



Thursday, Nov 14 6 pm Bayshore Board Meeting, Board will vote on 2020 Budget.

Tuesday, Nov 19, 6 – 8, Christmas at the Clinic, a benefit for Health & Hope Clinic,

location Artel Gallery 223 Palafox Place (Old Escambia Co. Courthouse) Info: healthandhopelclinic.org

Friday, Nov 22. 7:30 Gulf Coast Choral, location: First Baptist Church Gulf Breeze, 555 Fairpoint Drive. Fee \$12.

Save the Date:

Thursday, Dec 5 The Arc 2019 Wreaths of Joy Gala Info: bhoughton@Arc.Gateway.org

Friday & Saturday, Dec 6-7 St. Christopher's Christmas Caravan, Home tours, bake Shop, County Market, Silent Auction, Live Entertainment, concessions & Arts & Crafts, Church location 3200 N 12th St.

Friday, Saturday & Sunday, Dec 13,14,15 Pensacola Children's Courus

Contuning Education: Leisure Courses for Adults: PSC Pensacola State College, Many and varied classes,

Info: pensacolastat.edu/ce, 484.1797

Sew, Quilt and Jewelry Session

Saturday, Nov. 2, 9, 23, 30

10 a.m. - noon – Pensacola Library

Have a pesky chain you can't get untangled? Want to finish that sewing project? Need to use the Silhouette cutting machine? Bring in new or unfinished projects, your imagination, and come join us! All tools provided by the library

Getting to Know Your Manager - Steve Graham



I have been asked to give you some insight as to who I am. Many resumes start at the most recent point and work backwards, however I am going to start at the beginning and work forward. To cover the most basic points you should know that I was born in New Orleans and lived there for 41 years until I moved with my wife to Pensacola in 2006.

Education:

I am a high school graduate with several years of college education.

Graduated high school from St. John Vianney Prep Seminary, New Orleans in 1982.

I then attended St. Benedict's Seminary College, Louisiana from 1982 through 1984.

After leaving the idea of becoming a priest behind I then attended the University of New Orleans from 1984 to 1986 to study general business, headed towards that BA degree.

Eventually I ended up at Loyola City College, New Orleans for a year in 1987.

From the years of 1977 through 1987 I had done many various jobs at nights and over long hot summers. I did such things as refinish antique furniture, and took up apprenticeships in plumbing, electrical and locksmithing at Rault's and Star Lock. I was a manager of an Altra Auto rental site over a fleet of 45 cars and even a manager for an Aamco shop for a short while in Slidell La. before they closed the location.

Eventually I became the lead shop technician for Rolland Safe and Lock in the Central Business

I stayed at the same location and became the lead outside technician for the newly formed Central City Lock and Key. I stayed there for three years until another newly formed business hired me away.

It was then I was the Lead Technician both in shop and for outside service for Dr. Lock.

By then I was looking for a career change and found it with the Office Planning Group. I started there as an installation technician and within 6 months become the Service Manager and Facilities Manager overseeing installation crews, the warehouse, shipping and receiving and the facility itself.

Due to certain circumstances I made the move from Service Manager to Account Manager staying with the company another 4 years.

I was happy with that position and was eventually persuaded by a previous employer and brought back to Rolland Safe and Lock as the Branch Manager for the New Orleans location. I was then in charge of the shop, the warehouse and the facility itself. An exciting position with a lot of responsibility.

During all of this time my wife and I had managed to expand our personal business of purchasing and renting homes to include 4 units plus the one we lived in. We started with a double in uptown New Orleans and we both worked on it nights and weekends until it was renovated and eventually we were able to purchase a second home with an unattached guest house and we renovated that ourselves and eventually bought another. The oldest of these homes was built in 1823 and presented some unique challenges.

Not everything in life was or is work. We have one son and two grandchildren and they are in Charleston. Our families are close and we often enjoyed the "gathering of the clans". We had Christmas dinners sitting nearly 60 people in my home for several years.

Katrina ravaged the Gulf Coast and decimated our existence there. We found ourselves with only one house left untouched by serious damage and finally we made the decision to move to Pensacola.

We came here and we opened up our own retail shop on Cervantes Ave. Dizzy Lizzy's, finally putting my hobby of fishing and custom rod building to work. After nine years of running the shop and facing several setbacks in our personal life surrounding health issues and a major oil spill that shut our industry down we had to find another way to make it in life.

I then answered an ad looking for a maintenance man at a condominium complex. My wife wanted me to get a position that was not as stressful and would allow us to have more time at home together. I have been here for several years now and have been your manager for the past year and a half. I have gotten several certifications since I started and the main ones area certification as a Professional Pool Operator, a Notary Public, which by the way those service are offered at no charge to owners and I am State Certified Community Association Manager and have done all the continuing educational requirements and have more scheduled.

I enjoy the opportunities and challenges the Bayshore offers and appreciate all the relationships it has fostered. I look forward to serving this community in the future and it is my hope and my goal that when you come home you have a small sense of pride and a large sense of joy.

Steve