



# The Bayshore

A monthly publication of The Bayshore Condominium Association

Game Night  
May 26, 2019  
6 – 9 p.m.  
BINGO

May 1, 2019

[www.bayshorecondominium.org](http://www.bayshorecondominium.org)

## Manager's Desk

Steve Graham  
Manager

We have reached a level of relative calm here at the Bayshore. A quiet repose, a "time to smell the roses" so to speak. Perhaps the calm before the storm. I am always leery of the "other foot" and where it is to land. However there is no moss upon the stones of our board, the committees nor myself. Like ducks on the pond we are steady, moving and paddling quickly and diligently in places unseen.

Let's just dive in shall we? I have been asked to define the "Elements" of our condominium association so I offer you this down to earth explanation:

We have 3 very distinct elemental definitions and they are: 1. Common Element, 2. Limited Common Elements and 3. Owner or Unit Elements.

By virtue of living in a condominium one gives up certain individual freedoms and has assigned a Board of Directors and hired a Manager to oversee the **Common Elements** which belong to one and all of the association. Therefore we have given up the freedom to do with those parcels that are common elements and put it in the direct and complete control of the Board and Management who act for the good of all concerned. So what does this mean? I will cite one example. It is not the choice of one person, nor even a couple of people to dye the fountain pond any color for a holiday. It is a common element and any change as that, even temporary, must go before a control committee and to the board for final approval. It is not up to an individual or even a couple of individuals to make that choice for the association. It is a full common element and must be treated as such. That particular adventure cost us a full day of the maintenance man's time scrubbing the pond clean again and the cost to refill it with clean water. Another example of a common element would be the hallways of the building.

Continued on p. 2)

## Rest in Peace, Mark Richmond



Mark and I were married for 57 years. We had 4 children between us. We were able to make a lifetime of great memories. For the last 14 years or so, Mark worked at the Bayshore.



He enjoyed working there because of his fondness of working with people. He considered each and every one of his tenants part of his extended family. He was honored to call you his friends, as well. He would thank you if he could; on that note, I thank you from the bottom of my heart for letting him into yours. He'll be missed by so many, but especially by me. Rest easy, Mark. I love you.

Pat Richmond

Photos submitted by Rick Larmor, #906

## President's Corner Pat Finneran, Jr. Board President

By every measure, Bayshore continues to improve. We still have a number of open projects but our committees and board are engaged on a daily basis with management working through those. We are very fortunate to have so many of our residents and owners actively engaged and making this a better place for all of us to live. I know I speak for all the board when we say how appreciative we are for the time energy and creativity that we're seeing from our committees.

I also want to acknowledge Steve, our general manager, who is currently passionate about Bayshore and our residence. I particularly appreciate his open communication and transparency and all that's going on.

In closing I'd like to acknowledge the passing of Mark Richmond, Mark was a wonderful guy who personified in the spirit of the Bayshore. God bless him.

Pat Finneran

ART ADVENTURE

Talk about  
Film

CINEMA

May 4 @ 10 am  
Patio Room

(continued from p. 1)

A **Limited Common Element** is best described as an element that you get sole use of as an owner. The most prime example of this is the balcony of your unit. The association is responsible for the care, upkeep and appearance (to keep in good repair, paint and structure) of your balcony. It is Association property and under association control, but is only for your individual use. What does this mean? It means that you are not allowed to modify the balcony structurally, or paint the walls or make any changes to the railing system or anything of that nature. It is however it is there for your personal use and enjoyment. Another example of a limited common element would be the pipes running through your unit serving your bathrooms and kitchens.

**Owner Elements** are all of those things within your unit. All the interior surfaces, finishes, furnishings, appliances and the like. It is your unit and its contents and design. It is for your interpretation of what you consider to be the making of a good home. The only time the association gets involved in your individual unit choices are for example: if you plan on taking out a wall, or changing the plumbing or electrical or if you plan on replacing your carpet with a hard surface. Then it becomes our responsibility, as association representatives, to make sure that the changes are not structural, or will impede upon the serviceability of the systems such as electrical and plumbing; to ensure that the contractors are licensed and permitted to do the required work in a good and proper fashion (knowing that a bad plumbing modification could affect many other residents) and to also ensure that if you are changing floor surface treatments that the proper sound reduction materials are used, just to name a few.

No Sherlock Holmes interjection will be used at this time.

Now for your standard report.

In so far as the exterior landscaping Robert and Michael have been doing a good job of keeping up with the weeds and trimming of the landscape. We have gotten a new pressure washer for the building and you can see the results of it being used by the garage between the two entrances and plan on seeing them cleaning more and more of the street side. We have had to get the front doors repaired recently on a Friday evening having to rollers replaced and few other things done. Considering the amount of use they get I cannot complain too much.

The elevators had their quarterly service and we have had to call them back a couple of time to replace a sensor for the unit that kept stopping on the 10<sup>th</sup> floor and sitting there. The fire alarm system and the fire pump have had and passed their annual inspections and test.

The main building strainers have been cleaned and we will be scheduling the cleaning of the pump strainer for the upper floors very soon, perhaps as early as this week.

I am working closely with all of the committees and every one of them is active doing something:

**Documents Review** has already identified several areas to be addressed and drafts are being written for possible changes to the declaration, and the by-laws. The pet policy is perhaps the hot potato in the room.

**Building and Grounds** is moving forward with the mirrors in the hallways, planters for outside and have started looking at colors for the first floor.

You can always check the postings in the lobby to find what **Social Affairs** is up to. These volunteers do so much to make this a fun place to live and it is a great way to meet all of your neighbors. I urge you to take the time and go to their events which are always fun.

**The Budget and Planning Committee** has been involved with insurance renewals as of late and I am glad to say we are realizing some cost savings there as expected.

**Storage and Compliance** has not had a lot of activity lately as things are going smoothly. Please note that we are integrating the changes in the Rules and Regulations that were passed at a board meeting last year; as we in the Documents review Committee work on creating a seamless updated copy of all of our documents from Declaration to Rules and Regulations with all amendments in place included. It is an undertaking I assure you.

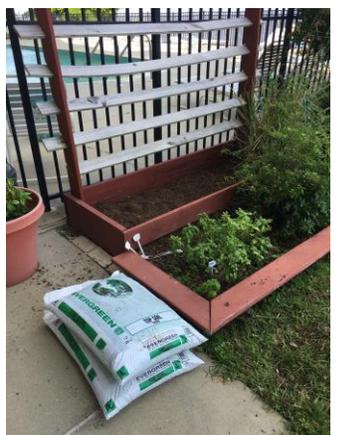
Enjoy Your Day,

Stephen (Steve) Graham

## Hidden Potting Area



## The Herb Garden



## Things To Do May 2019

### Lillian McLean

Every Saturday 9 a.m. to 2 p.m., **Farmers Market** rain or shine. Martin Luther King Plaza, Palafox & Garden Sts. North to Wright Street. Fresh Bakery, honey, produce, plants plus other “stuff.”

Every Tuesday in May beginning May 7, 6p.m. – 8p.m. **People’s Law School** presented by Levin Papantonio, New World Landing 600 S. Palafox St. RSVP: [Levinlaw.com](http://Levinlaw.com) 850.435.70456

Every Tuesday & Wednesday **Blue Angels** 11:30 Naval Air Station  
(Check schedule to confirm)



**Every Thursday, 6 pm - 8 pm - St. Christopher’s Concerts; 3200 N 12th Ave; Phone: (850) 433-007;**  
(bring chairs, food, drink or buy food drink there.)

**May 2 - [Infusion](#)** (Jazz)

Featured food: [Jordan Valley Food Truck](#)

Sponsor: Randy Bell

**May 23- [Al Martin](#)** (Jazz Piano)

Featured food:

Sponsor: Mark Gillman and Jeff Nall

**May 9- [Cross Town Band](#)** (Classic Rock and Variety)

Featured food: [Sonny’s BBQ](#)

Sponsor: George Koper

**May 30 - [Dr. Breeze](#)** (Current hits,

Classic rock, R&B)

Featured food:

Sponsor: Anonymous

**May 16 - [The Blenders](#)** (Jazz and Pop)

Featured food: [Boneheads Fire Grilled](#)

Sponsor: Hancock-Whitney Bank



**Sat., May 4 *Improvable Cause***, Pensacola Little Theatre,  
Jefferson & Main Sts. Info: **850.432.2042**

**Fri. May 3 – Sun. May 5, 2019 Pensacola Children’s Chorus present**  
**Showtime; Saenger Theatre**, 118 South Palafox Place  
[\(850\) 595-3880](tel:8505953880) phone Time: Fri. & Sat. 7:30 PM | Sun. 2:30 PM

**Sat, May 4 10 am – 2 pm. *Scenes of Northwest Florida, High School Art*** Competition hosted by: Congressman Matt Gaetz, Mattie Kelly Arts Center, Northwest FL State College, Niceville, FL. Info: 850.479.1183. Free and open to public. Winning entries displayed for 1 year in U.S. Capitol.

**Thurs., May 9 6 pm Bayshore Board Meeting.** Come meet new officers.

**Fri. May 10 *Thirty-Nine Steps Murder Mystery Dinner*** Pensacola Little Theatre Info: **850.432.2042**

**Wed, May 15 9:30-11:00** Sacred Heart Hospital, Greenhut Auditorium, Valet parking. ***Age-Related Hearing Loss & Related Chronic Conditions.*** Register for class at 416.1620 or online at healthcare [ascension.org/events](http://ascension.org/events).

**Thurs, May 16 12L00-1:00** Pace Medical Park Rehabilitation Center, 3754 Hwy 90 Pace, FL. ***Documents That everyone Needs: Power of Attorney, Living Wills and Estate Planning.*** Register for class at 416.1620 or online at healthcare [ascension.org/events](http://ascension.org/events).

**Fri. May 17 - May 25 *Venue in Fur Studio 400*** Pensacola Little Theatre Info: 850.432.2042

**Sat. May 18, 9:30 am.** Special Event Pensacola Symphony Orchestra, **Music for Families** Info: 850.435.2533

**Mon. May 20 7:30 pm Pensacola Concert Band *At The Movies with a Touch of Symphony Concert***  
UWF Center For Fine And Performing Arts, 82 Service Rd, Admission: Non-perishable food item for Manna

**Wed. May 22 *Improvable Cause*** Pensacola Little Theatre, Pensacola Little Theatre Info: 850.432.2042  
(Continued p. 4)



## Museum Plaza Downtown Pensacola



Museum Plaza A new community space in downtown Pensacola. An outdoor exhibit that displays exposed brick from a historic British fort; the Rose Garden Storytelling Circle; and the Linda Evans Memorial Education Pavilion. The Pavilion includes a covered Museum Plaza, a stage and seating area and features first-person interpretations of historical figures associated with Pensacola. Enjoy the Museum Plaza's fun, free and family centered activities, including an interactive early learning playground. Located between the T.T. Wentworth Jr. Florida State Museum, (Jefferson Street) Pensacola Children's Museum, Voices of Pensacola multicultural center and the Historic Pensacola Village it doubles as an outdoor classroom that helps the public better understand the historic landscape.

## Things to Do (Continued from p. 3)

**Education:** Call 850.416.1620 to receive your free copy of Healthy Living Seminars and Sacred Heart's "Monthly Events" newsletter.

### Summer 2019 Catalog Coming Soon! Request summer catalog

[UWF Leisure Learning](http://leisurelearning@uwf.edu) [leisurelearning@uwf.edu](mailto:leisurelearning@uwf.edu)

**Fitness:** Walking Works- from Arthritis Today Magazine: "Looking for a low-cost, convenient workout that relieves arthritis pain?, May delay the need for surgery, will help maintain daily functioning." (If you walk west toward gate to Country Club) on Bayshore Dr, you will cover .6 of a mile

**Bayshore Fitness Equipment Room** open daily.

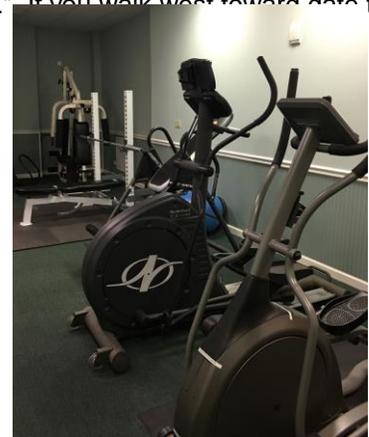
## Fitness on a Budget

**Free Yoga classes** will be held the **first Sunday** of each month at 10 a.m. at Community Maritime Park starting February 3rd and are open to all ages and levels of experience. Certified instructors from **Breathe Yoga** and **Wellness Center** will provide instruction. The **class is free**, but you will need mat and water.

**Community Maritime Park** is home to several fitness courts available for anyone to use for free.

**Bike Pensacola:** every month they host a group bike ride for pros & casuals alike. The rides are usually around six miles long and can vary from public roads to off-road trails. Info: [bikepensacola.org](http://bikepensacola.org) or 687.9968.

**Swim:** Bayshore Condo pool, U West Florida pool, Pensacola State College pool, Downtown Y pool.



Bayshore Fitness Room