



Welcome to our South Bay neighborhood! We hope that you enjoy your new home. We look forward to meeting you at our South Bay Homeowners Association meetings throughout the year.

Please find the following in this welcome letter:

- Contact Information Questionnaire
- Architectural Review Board and Audit Information
- Board Members and Meeting Information
- Covenant & Restriction Information
- Sheriff Patrol and Neighborhood Watch Information
- Important phone numbers.

Please visit our web site at <http://www.southbayhoa.org> which enables us to communicate periodic updates and valuable information about our community. Homeowner password is "SouthBay". **You may also sign up to receive important emails from the Board.** (<https://southbayhoa.org/resources/homeowner-sign-up/>). The Board values your privacy and will only send a limited number of very important emails.

Our governing documents are posted on the web site. Please review them carefully, especially before making exterior changes. If there is anything we can do to help you, please do not hesitate to contact one of us.

Again, welcome to the neighborhood and we'll see you around.

Warmest Regards,
South Bay Homeowners Association Board of Directors
9009 South Bay Dr.
Orlando, FL 32819

South Bay Homeowners Association

Board of Directors

board@southbayhoa.org

Tom Marcakis, President

president@southbayhoa.org

Jeffrey Eisenberg, Vice President

vicepresident@southbayhoa.org

Matt Allen, Director

director@southbayhoa.org

Bill Weinberg, Treasurer

treasurer@southbayhoa.org

Damon Lynn, Secretary

secretary@southbayhoa.org

Architectural Review Board

arb@southbayhoa.org

Damon Lynn, Board Chair

Ann Badger, Committee Lead

Frederic La Rue

Grounds Committee

grounds@southbayhoa.org

Jeff Eisenberg, Board Chair

Matt Vaccaro, Committee Lead

Frederic La Rue

Tennis Court Keys

tennis@southbayhoa.org

Judy Chandler

Board Meetings

The Board of Directors meet regularly. The time and place of each meeting is posted on the website and on a sign near the entrance way on South Bay Dr. about 48 hours before the meeting. Meetings are usually held on the first or second Wednesday of the month, depending on the schedules of the Board members.

Architectural Review Board (ARB)

South Bay has a very active ARB. Our goal is to assure the safety, aesthetic standards, and property values of our community. We pledge to work with you in a collegial and collaborative way and to respond to inquiries and applications in a timely manner. Please help the volunteers on the ARB by communicating your plans to make any exterior changes to your property before starting your project. Before beginning a project, please review the Planning Criteria and submit your plans on the ARB Application Form, both of which are available on www.SouthBayHOA.org – password “SouthBay”.

Email the Approval Form to arb@southbayhoa.org.

Specifically, contact the ARB for any changes to the following:

- Painting the home, roof or trim.
- Changing roof colors or exterior materials.
- Adding rooms, pools, patios, awnings.
- Removing or replacing trees or landscaping, other than flower beds
- Adding play structures or screen rooms.
- Constructing or repairing exterior walls and fences.
- Modifying driveway color or materials.
- Adding lawn decorations such as statues and fountains.
- Posting for sale or political signs.

If you have any questions or are concerned about an action you are about to take, please contact a member of the ARB or Board.

Please refrain from parking on streets. Storage of commercial vehicles, boats, RVs, and trailers, visible from the street, is not permitted. Please put trash and recycles at the street after 6:00 PM, the day before pickup. Watercraft may not be kept on Common Ground at the Lost Cove pond.

The ARB performs audits for compliance with the South Bay Covenants and Restrictions and Planning Criteria. Homeowners are notified in writing of any violations and are asked to correct such violations. An audit report is also presented to the Board. When necessary, the ARB may recommend to the Board that the homeowner be fined under Florida Statutes §720 or be subjected to legal action. Fortunately, most residents strive to keep their property in excellent condition, so such action is usually not necessary. If you receive an audit letter from the ARB, please contact the ARB immediately to discuss the matter.

The most common covenant violations include:

- Roof and wall mildew and mold
- Landscape appearance and maintenance
- Boats, trailers, RVs, or commercial vehicles stored in driveways
- Garbage and/or yard waste stored at street. Waste containers visible from street
- Mailbox maintenance
- Shrubs encroaching walkway behind properties adjacent to South Bay Trails

Covenants and Restrictions

Your closing agent, realtor or attorney should have provided copies and reviewed the items below with you. Copies of South Bay Covenants and Restrictions, including the Planning Criteria, are available at www.SouthBayHOA.org. Please read and understand these documents.

- Amendment and Restatement of Articles of Incorporation of South Bay Homeowners Association
- Amendment and Restatement of By-laws of South Bay Homeowners Association
- Amendment and Restatement of Declaration of Covenants and Restrictions for South Bay Homeowners Association
- Exhibit "A" Architectural Review Board Planning Criteria. 2017

As a resident of South Bay, it is important that you are aware of and understand the rules and regulations of our community. These documents define the responsibilities of the Association and of the property owner.

The ARB Planning Criteria are of great importance to property owners since they control the character and appearance of the neighborhood. The Board of Directors encourages the Architectural Review Board to take an active role in enforcing the Planning Criteria. Please read the Planning Criteria and understand these rules and restrictions. We are here to help you if you have any questions.

The ARB must approve **all** modifications to the exterior of your property (materials, colors, fencing, landscaping, changes, etc.). These rules protect you as a homeowner from unauthorized changes by your neighbors as well as providing standards to help assure the continued value of your property. The Board is obligated to enforce the rules and does so for the benefit of all.

Again, if you have any questions or are concerned about an action you are about to take, please contact one of the members of the ARB or the Board.

Financial

South Bay HOA is very strong financially, with a substantial cash balance available for any unforeseen situations. The annual budget for the Homeowners Association is mailed to each property owner on the first of January and again prior to each annual meeting. A CPA firm under contract to the Association performs all bookkeeping functions. A second CPA firm performs an independent review every year. The current dues are \$750 per half year. You will be invoiced on January 1 and July 1. Dues are to be paid by the first of the following month and are considered delinquent if not received by SBHOA by then. Occasionally, a property owner becomes delinquent in paying the fees. If the property owner has a temporary situation causing this, the Board will attempt to work with them. However, the Board of Directors is responsible for collecting all outstanding balances and does so with the assistance of our legal counsel when necessary. All legal fees related to collections, as well as accrued interest, are the responsibility of delinquent property owners.

Security Information

South Bay is a safe community. However, we urge all homeowners to use common sense in securing their homes. Please keep your doors locked and your garage doors closed when not in use. Use your alarm system if you have one. We have a “No Soliciting” policy. If a stranger comes to your door, inform him about the policy and politely ask him to leave. Report any suspicious vehicles or people to the police 407-836-HELP (4357) and then to the South Bay Patrol 407-765-0066. If appropriate and safe, take photos of cars and license plates.

South Bay Homeowner’s Association contracts with the Orange County Sheriff’s Office to have off duty deputies randomly patrol South Bay in marked and unmarked vehicles. We believe that this service along with *neighbors watching out for neighbors* [the Crime Watch Program] has made South Bay one of the safest neighborhoods in the surrounding area, according to Sheriff’s Department statistics. Besides patrolling the streets and responding to emergency calls, the deputies will perform house checks when you are away from home. Although they do not patrol South Bay every hour of every day, they effectively supplement the coverage provided during normal patrols by the County. Our deputies know South Bay and its residents very well. Under the command of deputy, Tom Martin, many of these officers have patrolled South Bay for a decade. When you see the deputies, stop them and chat. They are here to help us.

If you have an emergency, dial 911. If you need to report a non-emergency matter, to the Orange County Sheriff dial 407-836-HELP (4357). If you want to talk to the South Bay Patrol, call our cell phone 407-765-0066. If the deputy is not on the property, you may leave a message on this cell phone or at the Bentley Park guardhouse. The Patrol will check your home when you are away, if you request.

South Bay installed a video security system on South Bay Drive. Images of all vehicles passing by the cameras are stored for about 30 days. If you need to access these data, contact the Security Patrol 407-765-0066 or the President.

IMPORTANT NUMBERS

Governmental Services:

Sheriff's Office

Emergency 911

Non-emergency 407-836 HELP (4357)

South Bay Patrol 407-765-0066

Fire and Rescue Services 911

Animal Services 407-254-9140

Child Abuse 1-800-96-ABUSE

Code Enforcement 311 or 407-836-3111

Garbage Collection

Pick Up 407-836-6601

Recycling 407-836-6601

Junk vehicles 311 or 407-836-3111

Library 407-835-7323

Lot Clean up 311 or 407-836-3111

Noise (call the Sheriff) 407-765-0066 or 407-836 HELP (4357)

Pollution Control 407-836-1400

Septic Tank – Health Dept. 311 or 407-836-3111

Sidewalk repair (Orange County) 311 or 407-836-3111

Street Repair 311 or 407-836-3111

Zoning Department 407-836-3111

South Bay HOA and other Services:

South Bay Patrol 407-765-0066

ARB 407-909-0636 or 970-406-2090

Board of Directors

Tom Marcakis, President 407-205-2771

Bus System 407-841-2279

Duke Energy Street Lights 800-700-8744 or 407-629-1010.

Light outages may be reported on [Report a Street Light Outage](#)

Real Estate Signs

Sign-O-Rama

10037 University Blvd.

Orlando, FL

407-960-4700

South Bay Accountant 407-295-4424

Tennis Key Judy Chandler 407-876-4981