

12 September, 2011

From the latest on Land Lease Legislation.

September 9, 2011

Dear Fellow Supporters,

Summer is over and we are getting ready for the 2012 Florida Legislative Session. It is time to get back to work! For those of you new to our campaign, this will be the fourth legislative session we have worked to bring basic fairness to Florida's submerged land lease fee structure, imposed by the Department of Environmental Protection (FDEP). We have been making incremental progress each year.

This year, because the Legislative Session will start early, we already have our two bills filed. Senate Bill SB88 that was filed by Senator Jack Latvala, and its companion House Bill HB13 that was filed by Representative and Majority Whip Jim Frishe, are both available for viewing on our website.

Committee meetings start September 19, 2011 and we are raring to go. SB88 has just received two Senate Committee references, in the following order: **Environmental Preservation & Conservation; Budget**. Representative Frishe and Senator Latvala are working closely together and are very committed to our legislation. We need to fix this problem!

Our lobbyist Travis Moore has been visiting many associations over the past few months, spreading the word and generating support.

For those who have contributed to our coalition...a big **THANK YOU!** With your support we are able to continue moving forward on our issues. With the success we had last session in getting our bill through the House with 100% unanimous support, I feel we are in a good position for getting our legislation in place. ***We are in need of funds to help us through the 2012 Session.*** Please send your donation to:

Terri Pentek
363 Pinellas Bayway #48
Tierra Verde, FL 33715

Please make the check payable to: **Florida Homeowners for Fair Treatment**

Please include your email address, phone number, association name, county, number of units in your association, number of slips. If you have already submitted this information previously there is no need to do it again.

2 September 2011

DEATHS

JEAN SHARP 233 F

Jean passed away on September 1, 2011 after an illness stemming from brain tumors in the spring of this year. She and Sharron were always active in all functions held at the Yacht Club. They were notorious for their famous "Taco

Tuesday” parties. She was an active member of COR. She was always fun loving and a happy person. She will truly be missed by many.

We would like to extend our warmest sympathy to her family and remember them in our prayers.

Services are pending

Expressions of Sympathy can be sent to:

**Sharron Bovaird & Family
50 Terra View Circle
Guelph, Ontario
N1G 5E9 CANADA**

17, August 2011

For those that have grown accustomed to coming to Around the Pool for the latest and greatest on the goings on of the Madeira Beach Yacht Club Condos and have found little to read lately, do take note that we are in our summer season. We have not had regularly scheduled Board meetings since May, though we will be starting in again in September. And while summer projects are being performed around the complex, they are not particularly newsworthy. This is a comfortably slow time for the community, and in the Florida summer, what with the heat and the thunderstorms, no news is definitely good news! We hope you all are enjoying your time at home, and we look forward to your return in the Fall and Winter.

2 August 2011

NOTICE

The Association has noted a common denominator in some of the incidents of sewer backups within the property; low flow toilets. The waste lines for our community were designed for a time when toilet tanks contained up to 6 gallons of water. Now, they have 1.5. If not used correctly, that is simply not enough flow to move some material through those pipes and the result is a back up.

We wanted our ownership to be aware that if they are considering using a low flow toilet (which the Association endorses), that they research the types of toilets out there before making a purchase and then adjust behaviors accordingly when using commodes.

Below are website addresses of a low flow type that has proven to be very effective in an environment such as ours. These are two button toilets. One is very low flow for liquids, and the two is for more solid materials.

Even with the proper equipment, common sense in flushing should always be the rule of thumb. Use only toilet paper. Even some toilet papers are better than others. If you rent your unit, be sure your tenants are aware of the need to be conscientious. We have forms at the office that we will be passing out when guests arrive to pick up their parking pass. They will sign off on it, acknowledging they have received it.

There are no good backups. We all need to do our part to keep them from happening here at our community.

Feel free to contact the office with any questions or concerns.

http://www.gomjsi.com/uploads/water_conservation/veritec270-660_03-10.pdf

<http://www.gomjsi.com/products/overview/hydroright>

http://www.plumbingmall.com/caroma_toilets.htm?gclid=CPz9kP6ek6oCFUff4Aod_k5zwQ

DEATHS

ALICE HALLDEN 320 C

Alice passed away Sunday, July 17, 2011. She lived here year round for 12 years before moving to California to live near her son due to her age. The following is information that her son gave me prior to her death. Alice had a stroke in late May and never bounced back from the effects. Her speech was limited, but she was cheerful and aware of her status until the last few days. Her face lit up in a big smile when her son and one of her two granddaughters were able to visit her the week before her death. Her other granddaughter had a baby the following day.

Services are pending and will be at Bay Pines Cemetery where she will be buried next to her husband Charles. The office will pass along any information received.

Expressions of Sympathy can be sent to:

Alan Hallden & Family

1356 Southwind Circle

West Lake Village, CA 91361

19 July 2011

To all unit owners who rent: We are in the process of negotiating with the Gulf Coast Claims Facility for compensation to the Association for lost revenue derived from the BP oil spill of last summer. Our negotiations require we supply evidence of loss by/from third party affidavits or letters. The MBYCC office is requesting any owner who rents their unit and feels they suffered a loss of rental revenue because potential tenants felt the oil spill had affected our area to please contact us so that we may have you sign an affidavit form signifying such.

A loss has occurred. That much has been established. What we are trying to do now is validate it.

The palm trees are being done this week. Please be patient with us if we ask you move your vehicle so that palm fronds do not rain down on the hood of your car.

Is it hot enough for everyone? 100 + heat index all week they say. But, hey, we're better off than in Minnesota where apparently it's reached almost 120. 120??? In Minnesota!

11 July 2011

DEATHS

MARGARET JENSEN

259 B

Margaret Jensen passed away over the weekend of July 9th of a massive stroke. She had been in and out of the hospital and living facility since a fall earlier in the year. She had planned on coming home recently before finding a mass on her lung. Margaret was a year round resident that was active in COR and events until her health prevented her from getting around. She knew just about everyone in the community. She will be missed by all of her friends. Our hearts and prayers go out to Margaret's family.

There are plans to have a memorial service in the Fall when most of the residents will be here.

PRISCILLA BROOKS

317 G

Priscilla passed away over the weekend of July 9, 2011 of an apparent heart attack. she and her husband Bob have been residents at the Yacht Club since 1995. Priscilla and Bob were active in COR and several other activities throughout the years. Our hearts and prayers go out to Bob and his family.

Expressions of sympathy can be sent to:

Bob Brooks
317 G Rex Place
Madeira Beach, FL 33708
Services are pending.

ROBERT PELL

380 G

Robert Pell, son of the owner's of 380 G, Charles and Reita Kelly, passed away on Sunday,

July 10 after a lengthy battle with cancer. Before his parents retirement, Bob lived in their unit for approximately ten years. Our hearts and prayers go out to Charles and Reita and the family.

Expressions of sympathy can be sent to:

**Charles & Reita Kelly
7324 Midfield Dr.
Chattanooga, TN 37421**

Services are pending. Robert will be taken back to Tennessee for arrangements and burial. Announcements will be in the St Pete Times on Friday, July 15th.

20 June 2011

NOTICE

The declaration pages for Madeira Beach Yacht Club wind policy are now available in the office. We also have forms to fax a request for the Master Policy to the insurance company.

Certificates of Insurance are not done out of the office. It has to be done directly through BB&T. The fax number for requests:

888-632-8459 or 888-632-8457

If you do not have a fax available to you, you can also e-mail your request along with the copy of the letter to: kjones@bbandt.com or ehughes@bbandt.com

If you have any questions please contact Rita at the office.

15 June 2011

Well, you can tell we've entered the dog days of summer. There's very few people around the pool, and we haven't been writing much in the Around the Pool! Not that there's much to report. The fishing tournament is this weekend across the street. That's fun. The water is about mid 80's in the gulf. That's fun. And Father's Day is this Sunday. Should be fun for Dad's anyway.

Thank you's go out to those folks having their screens replaced/repared after the letter went out. Now that we are all using our air conditioner's more, give the office a call for recommendations on a/c repair if you are having problems with yours.

Remember, the Clubhouse was renovated last year and is a fantastic place to hold an event: birthday party, wedding reception, etc. And it's got a full kitchen and great air conditioning! Reserve through the office.

27, May 2011

ALL OWNERS

Re: Insurance for mortgage companies

Recently our office has been overwhelmed with letters from mortgage companies to owners saying that there is not enough coverage for flood on the policy.

The Association has more than the amount of coverage that is allowed by law. However, mortgage companies want homeowners to have more than required. When you receive a letter in regards to this matter, the office will gladly fax proof of insurance to your mortgage company, but will not take out additional insurance to satisfy your mortgage company. That will be up to you to acquire the additional insurance or disagree with them. If you feel the need to discuss this with our insurance company you can call Professional Rebate of Florida in regards to the amount of coverage or talk to them about additional coverage. The numbers for them is: 727-446-2002, 727-450-7959 or 727-480-9695. You can also e-mail them at: lkelly@insuranceagent.com

If you have any further questions, feel free to contact me.

Thank you,

Rita

Madeira Beach Yacht Club

Phone: 727-393-0778

Fax: 727-399-0464

mbyccmbycc@tampabay.rr.com

Phone: 727-393-0778

Fax: 727-399-0464

26, May 2011

The pool decks are being re-sealed. The small pool is now done, and the big pool will be done by Friday in time for the long weekend.

Happy Memorial Day!

20, May 2011

The Board meeting went very well on Wednesday night, with a good number of people in attendance despite it being the off-season.

Taste of Pinellas is on this weekend over by the Pier.

The parking lot work is completed.

And STILL great weather. We are sure blessed.

May 12, 2011

Things sure have gotten quiet around here. Which is a shame because the weather is still fantastic!

A few things: No Name and Medallion Blvd east of No Name are scheduled to be sealed and re-stripped next week, beginning on Wednesday the 18th and continuing through Friday.

We will be putting notices on cars to move them onto Rex Place while this work is being performed.

The free for use computer in the Billiard Room is coming down. It continues to experience problems due to some folks thinking it is their own to manipulate as they like. It was originally intended as a courtesy device for people to check e mails, air tickets, etc. but, alas, inappropriate content, program downloads, viruses have been found on it instead. In the future, it seems going to the library will be the only option available.

A quick note, oft repeated: Carts from Winn Dixie are Winn Dixie's! They do NOT belong on our property. There are serious liability issues to this. Owners/tenants identified as bringing them onto MBYCC property will be subject to fines.

To those that wonder: The pools are checked twice a day for temperature. They consistently run at 83-83 degrees. We have two heating systems and they both work.

Congratulations to John Neff appointed as the new Board member for Bob Philippi.

May 6, 2011

NOTICE

USING THE CORRECT MAILING ADDRESS

The office was notified today that if unit numbers are not on mailing addresses, the mail will be sent back. When giving out your mailing address please be sure to include the unit number if you expect to get your mail.

If you rent your unit, please advise your tenants to provide the correct mailing address.

Please be advised that the office mailing address is NOT part of the unit address. If 210 is on the mailing address it will automatically come to the office, no matter what unit number is on the envelope.

INCORRECT

**333 Medallion Blvd
333 Rex Place**

CORRECT MAILING ADDRESS

**333 – B Medallion Blvd or Rex Place
Preferred by the Post Office
333 Medallion Blvd, Unit – B
333 Rex Place, Unit - B**

May 3, 2011

Proof of Flood insurance:

With the renewal of our flood insurance on April 3, 2011, it has taken some time to get the declaration pages and certificates. The office finally received them at the end of April and

the requests that the office had at that time did all of the certificates and e-mailed a copy to all owners where we had a-mail addresses.

We are advising all owners at this time we no longer are using eoidirect to obtain certificates. Professional Flood Rebate of Florida is requesting that anyone needing proof of insurance fax your letter and/or information to them directly at:

Lora Kelly, Pro Flood Insurance
Fax: 727-683-9829
e-mail: lkelly@insuranceagentfl.com

They will fax the certificate directly to your mortgage company and if you would like a copy please advise them at the time of your request and they will e-mail, fax or mail you a copy also.

If you do not have fax or online then you can mail or drop off the letter of request from your mortgage company and the office will see that it is sent to our insurance company.

If you have any questions contact Rita at: 727-393-0778

6, April, 2011

To let everyone know, Madeira Beach Yacht Club Condos WON a Community of Excellence award for Sustainable Practices. We will be featured in Community Journal magazine.

Be sure to be friendly and respectful around the pools this time of year when we are so busy. No saving of lounges and please obey the Pool Rules posted at each pool area.

April 6, 2011

Dear Fellow Supporters,

Yesterday, our HB173 passed through the House Finance and Tax committee by a vote of 24-0, thanks to YOUR CONTINUED OUTSTANDING SUPPORT. Next up, we need to email Chair Seth McKeel to agenda our legislation for the State Affairs Committee, which is the last House Committee. Once HB173 is on the agenda, we will send out a new update with guidance on emailing that entire committee.

Time is critical and we need your continued great support to keep our legislation moving through the various committees.

Please go to [our website](#) and send the automated message. This message will go to Chair Seth McKeel, which is most important right now. It will also be sent to Senate President Mike Haridopolos, Speaker of the House Dean Cannon as well as your legislators. Everything is set up for your convenience. Thank you all so much for your continuing support!

Please consider sending a separate note to Representative [Jim Frishe](#) (jim.frishe@myfloridahouse.gov) thanking him for all of his hard work on our behalf and successfully moving our legislation along to this point.

18, March 2011

The Board of Directors is seeking a volunteer to serve with them as a Director until January 2013. The opening is created by the resignation of Bob Philippi, who we all want to thank for serving. Any interested party should contact the office for further information.

ENJOY THIS WEATHER!!

We trust everyone had a safe and sane St. Patrick's Day. Well, at least safe.

10 March, 2011

Oh boy, March! Don't forget the St. Patrick's Day party on Tuesday the 15th! Fun! Fun! Fun! Get your tickets now.

Shirts are available through the store until May 1. Contact the office for details.

There is a Board workshop on Friday the 11th at 10am in the clubhouse.

The Board meeting is Wednesday, March 16 at 7pm in the Clubhouse.

MBYCC has been selected as a finalist in the Communities of Excellence contest. We are named in the new edition of the Community Association Journal!

Cold front coming in tonight. Break out the sweaters and jackets. But, just for one night. It gets better for the weekend.

The Dollar Store is OPEN!

3 March, 2011

Since this is the season, please let me remind everyone that rents to make sure your tenants are accomodated with all the essentials required to make them feel at home. On a yearly basis we get tenants looking for things such as grills, a beautiful water view to get here to find it is nothing at all to what they have seen or been promised in ads. If you do not have a grill available, a waterview, lots of room, enough beds to sleep 4- 6 people, a mailbox (but not key), then please do not advertise these things. The office tries to assure the tenants stay goes smoothly without incidence, but we cannot control what has been promised, but not delivered. We certainly hear the complaints. It is ultimately the owners responsiblilty to take care of your tenants, not the office. Thank you.

If you were not here for the month of February, then you missed a real treat. This winter certainly made up for the horrible winter of last year.

DEATHS

211 A Allan Corbett died suddenly after a brief illness on February 22, 2011. He and his wife Gail has been residents at the Yacht Club since 1995. Our hearts and prayers go out to Gail and her family. Expressions of sympathy can be sent to: Gail Corbett, 786 Eyer Drive, Pickering, Ontario, L1W 3C2 Canada

A flat screen TV has been added to the sunroom for everyone's enjoyment. Compliments of Jim Bince. Thanks Jim.

A revised set of rules should be going out to all owners, hopefully, by the end of March. Please read them carefully for any changes. There will also be a shortened version for those of you that rent your unit to give to your tenants.

A water fountain has been added to the entrance at the office for a nice touch.

23 February 2011

Just a quick Seasonal thought. Remember, we are ALL here to enjoy ourselves during the season. That includes your Board of Directors. Outside of the fact that they work their tails off for free for everyone's benefit, ultimately they are just like you; folks who just want to enjoy the Florida sunshine and MBYCC's wonderful amenities. Please, if you have an issue or concern about operations, bring it to the office and we will work diligently to address it. Raising the issue with a Board member will only slow the process in getting something done as they still have to bring it to the office, and really, it's not within their fiduciary responsibility to address individual concerns. For the most part, things run pretty smoothly here at our community, but we always appreciate input. Let's just do it through the proper channels.

On another note, Hooter's is now open at the Village. If you'd like to go check it out and have your picture taken alongside the World's biggest chicken wing (and who wouldn't?), stop on down!

21 February, 2011

Happy President's Day!

Our osprey is back nesting across the street for those who haven't noticed.

For those who haven't taken advantage, remember, we have a brand-spanking new re-modeled clubhouse that is available for private parties, etc. Stop in the office and check out availability if you're interested in using it for a function.

REMEMBER! We are a one-way driving street on Medallion Blvd. There are still a few stubborn souls who feel they HAVE to go out the wrong way. It takes a few seconds to go to the proper exit; if there is an accident and you are the vehicle going the wrong way you WILL be the one responsible.

18, February, 2011

Gorgeous, gorgeous, gorgeous!! The weather, that is! This is what Florida in February is all about. Anybody call home lately?

Here is the latest about the submerged land lease. Please take the time to respond on their website. It sure is worth it to our Association.

February 17, 2011

Dear Fellow Supporters,

Thank you for all the messages that are being sent to Tallahassee. I have been copied on many of them and your voices are loud and clear. Please continue to send messages to Senate President Mike Haridopolos per our February 12, 2011 update. We must keep the pressure on.

At this time, we would like you to send another message to Representative Jim Frishe asking him to continue pushing HB 173 to be heard as a committee bill. We respectfully request that he work with Representative Steve Crisafulli to agenda HB 173.

Please go to [our website](#) and send the automated message. Everything is set up for your convenience. It's only a couple of mouse clicks. Thank you all so much for your continuing support!

9 February 2011

Cold, warm, cold, warm. Gee whiz. Mother Nature is having some fun this winter, isn't she?

The main pool is a little chilly until afternoon. The small pool is fully heated.

There is a new television in the Sunroom. It is intended to only provide local news and weather. There is no need to change the channel looking for other content. There ARE no other channels!

Remember, MBYCC is a no pets facility.

The Board of Director's will be holding a workshop on Monday, February 14 at 10am in the upstairs Clubhouse to discuss ongoing projects. The Board of Director's regularly monthly meeting is being held Wednesday, February 16, 2011 at 7pm in the upstairs clubhouse. All unit owners are invited to attend both events.

For those that are not aware, we have a new Board member after the January elections; Hazel Marquis.

9 February 2011

February 8, 2011

Dear Fellow Supporters,

As the 2011 Legislative Session gets closer, it is important to KEEP THE PRESSURE ON. Committee meetings, both in Senate and the House, are underway and we are targeting the week of February 21st for our legislation to be heard.

Please go to [our website](#) and send the message to please agenda SB 332 and HB 173. The message is preset so it will only take a few moments of your time. If you have already sent a message in the past few weeks, please send it again!! This message will go to both Senator Charles Dean, Chairman of the Senate Environmental Preservation and Conservation Committee and Representative Steve Crisafulli, Chairman of the House Agriculture and Natural Resources Committee.

These legislators need to hear from YOU. Please send the message now and encourage your friends and neighbors to do the same. Your support is greatly appreciated!

Sincerely,

Terri

[Terri Pentek](#)

Coalition Leader [Florida Homeowners for Fair Treatment](#)

28 January 2011

January 27, 2011

Dear Fellow Supporters,

We need your immediate assistance!

As of January 25, 2011 our House Bill (HB173) is now in the Agriculture and Natural Resources Subcommittee. In a very positive change for our cause, the House has just reassigned Representative Steve Crisafulli as the new Chair of this important committee. NOW is the time for you to go to [our website](#) and email Representative Crisafulli, respectfully requesting that he “agenda HB 173.” The link above will direct you to a preset message that can be changed if you wish.

Our Senate Bill (SB332) will be on the agenda of the Environmental Preservation and Conservation Committee next month. Once the date is set, I will be going to Tallahassee for the meeting.

Your continuing support and donations are greatly appreciated.

Please continue to spread the word.

Sincerely,

[Terri Pentek](#)

Coalition Leader [Florida Homeowners for Fair Treatment](#)

19 January 2011

The weather is warming and we have some bad news. The small pool is temporarily closed. The rains we had recently took out the power to the pumps and we are working to get it restored as quickly as possible. In the meantime, the big pool heat is being brought up and should be great to use for the next few days. Patience.

The main exit gate was broken in the last couple of days by someone bending it to walk through. There are signs clearly indicating that the vehicle exit gate is not for use by pedestrians, but if you just have to have your own way, could you at least duck under the bar instead of thoughtlessly bending it? The folks who pay the dues around here would sure appreciate it.

13 January 2011

Brrr! It's baaaaaacccccckkkkk. The cold, that is. Bundle up and wait it out, the weekend is supposed to be nicer.

Keep those proxies coming!

New a/c's have been installed in the work out rooms. They are pre-programmed. PLEASE DO NOT TRY TO ADJUST THEM OR TO CLOSE THE LOUVERS! If you would like the temperature changed, come to the office and ask, and we can do it for you. Otherwise they will break and then we won't have any a/c at all and that won't be any fun, will it? Horse Races this weekend in the Clubhouse. Come join the fun! No, there won't be any real horses.

13 January 2011

More news on the Submerged Land Lease. (see below) Please take the time to send those e mails. This is an important issue for all of us, not just our slip owners. The money we will save will benefit all of us.

Dear Fellow Supporters,

On January 7, 2011 I gave a presentation to the Pinellas County Legislative Delegation summarizing our issues and asking for their support. The presentation was well received and we now have the strong support of the Pinellas County legislators. A presentation handout was given to all the attendees detailing our issues along with color photos and a copy of our proposed legislation, SB-332. We respectfully requested the delegation members to seek the support of their colleagues statewide.

Our proposed legislation is now officially Senate Bill 332 (SB-332) and has begun the legislative process in Tallahassee. Our handout has now been updated with this information and is available on our website (www.fhft.org) for anyone to view and download as needed. Once we get the House Bill number we will update that as well.

What do we need for you to do NOW? At this time we would like to ask that you take a few moments and use your own e-mail system to send three messages. We will need you to use YOUR OWN email to send a message, rather than the website's e-mailer. You should be able to copy and paste the text of these messages into your own e-mail system. Please remember to include your name and address with the message, as the aides want that information for their records.

1. trudi.williams@myfloridahouse.gov (Subject: Proposed Committee Bill as companion to SB332)

Dear Representative Williams:

We respectfully request that as Chair of the House Agriculture and Natural Resources Committee please do a PCB (Proposed Committee Bill) as a companion to SB 332. Our legislation addresses the inequities of the submerged land lease program and

The jacuzzi motor was changed out some time ago. It's not a rocket, but puts out a pretty nice flow. However, it does NOT get stronger or hotter, the more someone twists on the timer. We've replaced it twice now. Please be careful when turning the timer on.

* Remember to take your keys with you when you go out. This is a condominium association, not a hotel, and when you lock yourself out, you are responsible to get yourself back in even if it requires calling a locksmith. There are occasions when the maintenance staff can assist you for a small charge, but that is not always the case.

* Remember our parking rules. If you don't have a copy, you can get one at the office.

As we fill up, parking becomes more of an issue as it does every year. If we all follow the rules, things go much smoother.

There's a rumor that there is a welcome back barbeque being planned. We will post the particulars when we receive them for you.

There is a Board meeting this Wednesday, October 13, at 7pm in the Clubhouse. Come join us if you can.