

Bay View Reserve Condo

The SCOOP

Bay View Reserve Condominium Association

November/December 2025
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OPTIONAL FIRE SPRINKLER INSPECTION OPPORTUNITY

Wayne Automatic Fire Sprinklers, the company that services our building's fire sprinkler system, has offered to inspect individual unit sprinklers at no charge. Please note that this offer applies to one scheduled visit for ALL interested homeowners.

If any sprinklers are found to require repair, the cost of those repairs will be the responsibility of the homeowner.

Homeowners who wish to take advantage of this free inspection should email Manager Adamo at bayviewreserve@aol.com no later than December 10, 2025. Manager Adamo will notify all participants once the inspection date has been scheduled.

Although the fire department will conduct future inspections, we strongly encourage homeowners to address any potential issues in advance to ensure compliance and safety.

PLUMBING REPAIR RESPONSIBILITIES

Please note that when a homeowner experiences a leak or related plumbing issue:

- The association is responsible for repairs located behind the walls, as well as any necessary drywall replacement.
- The homeowner is responsible for finishing work, including painting, texturing, retiling, and similar surface repairs.

GUEST PARKING REMINDER

The guest parking spaces in the garage are designated for visiting guests only and are not intended for long-term use by residents. Our current rules are intentionally flexible to make things convenient, but we ask that everyone respect their purpose. Please do not take advantage of this courtesy, as doing so may require the association to implement stricter regulations.



CONDO INSURANCE

While Florida law does not require individual condo owners to carry insurance, most mortgage lenders and many condo associations make it mandatory. Even when not required, an HO-6 condo insurance policy is strongly recommended because the association's master policy only covers the building's exterior and common areas. Your personal belongings, interior finishes (like flooring, cabinets, and fixtures), and liability inside your unit are your responsibility. Without your own policy, you could face significant out-of-pocket costs for damage inside your unit. Given Florida's hurricane and storm risks, maintaining your own condo insurance is strongly advised to avoid costly out-of-pocket expenses. When purchasing your condo insurance, be sure to include loss assessment coverage—ideally for at least \$5,000. Loss assessment coverage is an optional add-on that protects you from paying a portion of the costs that the association may pass on for shared losses such as damage to common areas or liability claims.

BAY VIEW RESERVE HOLIDAY PARTY: DECEMBER 12, 2025



The Bay View Reserve Holiday Party will be held on Friday, December 12, 2025, 7:00 pm, in the Bay View Reserve party room. Don't forget to sign up on the sheet located on the garage level next to the elevator!



DON'T FORGET OUR STAFF THIS HOLIDAY SEASON!

The holidays are here! A list of BVR staff—all those who take care of the building and keep us all safe—is available at the security desk (or see the list below).

		Length of Service
Phil Adamo	Property Manager	"A Very Very Long Time" (since 1840)
Giovanny Huertas	Housekeeping	17 years
Joseph J. Joseph	Security Supervisor	15½ years
Hunter Ivory	Security	9½ years
Anthony Basden	Security	2 years

BAY VIEW CONDO UNIT FOR SALE

Unit 6A (2 bedroom/2 bath) \$762,000.00

BAY VIEW CONDO UNITS FOR RENT

Unit 11th Floor (3 bedroom/2.5 bath) \$4,200.00
Unit 15D (2 bedroom/2 bath) \$4,000.00

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is accepting submissions from BVR Residents in the form of classified ads (for sale, want to buy, help wanted, etc.), restaurant reviews, movie reviews, recipes, home improvement tips/recommendations, and general interest submissions. All submissions are accepted at the discretion of the editor. Send all submissions to Max Zelin at maxzelin@cfl.rr.com. The opinions expressed in this newsletter do not represent the official position of the BVR condo association.

