

# Villages Of Bayport

Bay Port Colony • Bayside • Island Walk • North Bay Village Condominiums  
San Marino Condominiums • Colony Bay Condominiums • The Gallery

[www.BayportHOA.com](http://www.BayportHOA.com)

THE OFFICIAL *Newsletter* OF THE VILLAGES OF BAYPORT

## Message from the PRESIDENT

Dear Neighbors,

As we wrap up our board year and approach our annual meeting, it's a great opportunity to reflect on the past year—celebrating our accomplishments and addressing the challenges we've faced.

This year has certainly been memorable for Bayport. As many of you know, our drainage project has hit a pause for two main reasons. First and foremost, we are still awaiting final approval from the county, which is essential for us to proceed with the bridge work and the seawall adjacent to the collapsed one. While we have received approval from all necessary county departments, we are now waiting for the council's decision on February 19. If approved, we expect to resume work within three weeks and will push to complete the project as quickly as possible.

The second challenge has been sourcing the supplies and materials needed for this project. Given that we are not the only community affected, we are in competition for these essential resources.

Once we complete the seawall replacement and the drainage project, we can move forward with repairing the boat lift, reopening the north side, dredging the sediment that has accumulated in front of the bridge, and replacing all the compressors and aerators that were

damaged during the storms. While we have a long road ahead, we are making significant progress.

A heartfelt thanks to everyone who attended the budget meeting. Your involvement and input make it much easier to manage our community effectively.

This year, we will see three board members stepping down, with two members running for re-election and a new candidate joining the team.

This will be my final newsletter as President of Bayport, but I want to assure you that I won't be disappearing. I will continue to work on the drainage project and the boat lift until those are complete, and I look forward to assisting the board with any projects they need my support on.

I encourage all of you to get more involved. Attending just one or two meetings a year can make a difference in planning and providing input. The board genuinely listens to your feedback. Frustration often arises when topics have been discussed for months and decisions have been made, only for residents to want to revisit earlier points. We cannot move the neighborhood forward in that manner. Engaging in the planning process allows you to either support the decisions made or understand the reasoning behind them.

It has been an honor to serve all of you, and I look forward to remaining involved for many years to come.

Thank you, and here's to a wonderful spring ahead!

Best,  
*Scott Barry*  
President, HOA



## Waterways Report

Neighbors,  
Waterways continues to be challenged but we are making progress.

Myself and the waterways team have been on hold, while the work at the dam continues. Once done, we can kick into full gear and get the rest of all the damage repaired. I met with our waterways company this past week and negotiated some money back to the association in that they have been unable to get their boats in because the water is so low as well as we have no aerators to inspect.

Besides that, I've been working on my rain dance to try and get some water back in these canals.

It's amazing how within one year we can go from the highest these waterways have ever been to the lowest. We already know the blessings of living on the water, this year we got to experience some of the challenges.

We will be starting a new board year in March with a lot of exciting projects to work on. Consider getting involved and helping down at the lift.

Consider getting a group of friends together, take your boats and have a garbage pickup on the lakes day. Don't have a boat? No problem, do a pond cleanup.

I can't thank my other board members enough for the teamwork that was involved before, during and after these storms.

I am blessed to work with one of the best boards ever.

Happy spring.  
*Jeannie Spencer*  
Waterways Director



**Board Members of Bay Port Colony  
Property Homeowners  
Master Association  
www.villagesofbayporthoa.com**

President: Scott Barry  
president@villagesofbayporthoa.com

Vice President : Kelsey San Antonio  
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Treasurer: : Tony Schwartz  
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Bryan Hernandez , Security Officer

Cortland Partners Resident Services:  
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Cortland Partners Assoc. Director: Alisha Price  
Alisha.price@cortlandpartners.com

Cortland Partners Director: Amy Burruezo  
amy.burruezo@cortlandpartners.com

**Property Management**  
Greenacre Properties Inc.  
Community Association Managers  
Ray Leonard RLeonard@greenacre.com

**Additional Community Information:**

Community Web Portal:  
<http://www.greenacreproperties.com/members.html>

BayPort Yacht Club:  
email MembershipDirector@BPYC.club for  
information

**Newsletter Advertising:  
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Contact Information**

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amy.burruezo@cortlandpartners.com  
David Slack, President**

**Cove at Colony Bay Condominiums  
Julie Harper, President**

**The Gallery at Bayport  
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**North Bay Village Condominiums  
NBVINFO.com  
813-855-6865  
Allen Burchell, President**

**San Marino Bay Condominiums  
813-264-1119**

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boat, etc. one time, please  
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Bayport in the subject  
matter. For Village Of  
Bayport residents only!**

**Visit us on the web: www.villagesofbayport.com**



**YOUR  
WORDS**

**MATTER**

	INSTEAD OF...	TRY
	Be quiet.	Can you use a softer voice?
	What a mess!	It looks like you had fun! How can we clean up?
	Do you need help?	I'm here to help if you need me.
	I explained how to do this yesterday.	Maybe I can show you another way.
	Do I need to separate you?	Could you use a break?
	Stop crying.	It's okay to cry.
	Do you have any questions?	What questions do you have?
	You're OK.	How are you feeling?
	It's not that hard.	You can do hard things.
	We don't talk like that.	Please use kind words.

**WE ARE  
TEACHERS**

# Janice Rodriguez ~ LPT Realty

Call me to get YOUR home sold!

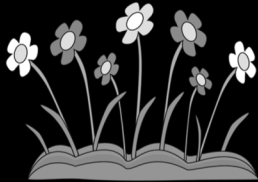


## Spring has Sprung and the selling season is here!

*Proven Results!*  
*My Bayport career sales*  
*over*  
*55 million!*  
*Thank you for your*  
*confidence in me!*

It has been my privilege to sell homes in the Villages of Bayport for 19 years and counting!

I have the neighborhood knowledge, experience and strategy to get your home sold for top dollar! Call me for a no obligation assessment of your home's value, and let me show you how I can get your home sold! I have stats and information you will want to know!



Thank you for referring me to your friends and family!  
I gladly donate a portion of every home sale income to your favorite charity.  
So, your referrals really do make a difference!

**Check out my 5 star reviews on Google and Zillow from your previous neighbors!**



The real estate market has changed, but it's still a great time to list!

Prices are still higher than ever before in the neighborhood, and availability is still down.

Contact me if you are interested in seeing what your home may sell for...no pressure, no obligation!  
Call Today!

It has been my privilege to sell over 55 million as your neighborhood "go to" Realtor in the Villages of Bayport!

I love this community and thank you for your trust in me!

I stand ready to sell your home too!

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★★★★★

## ARC—ARCHITECTURE REVIEW COMMITTEE

Many ARC requests are coming through for home improvements, unfortunately many were due to damage from the last two hurricanes. Hopefully this year, the hurricanes will spare our neighborhood!

If homeowners take time to provide all needed information for their projects at the time of request, the ARC committee can usually get them approved within 1 -2 weeks. Complex projects, might take longer.

The following information should help when you have an exterior home project in mind.

ARC requests, (with attachments) must be submitted online to the Greenacre system, Vantaca at: <https://home.greenacre.com/login> If you have issues logging in or pulling up the ARC request, contact Greenacre at 813-936-4153. They will step you through the process. Once all the information is in the system properly, it advances to the ARC Committee for review.

Almost any modification / addition to the exterior of your property, (home, dock, boatlift, landscaping, fences, etc.) must go through the ARC to ensure compliance with the neighborhood's Rules & Regulations. The regulations are on: <https://villagesofbayporthoa.com/> Click on "Important Documents", then "Community Rules". Hopefully, the revised rules that were voted in at the July 22, 2024 Board Meeting should be registered with the State and posted. If not the previous rules from 2021 are there.

Read the rules on what is accepted, get the details from your contractor or supplier and send a detailed ARC request with dimensions, materials, colors. Attach color photos (usually from brochure), and a property survey showing placement of project. An architectural rendering or a CAD (Computer Aided Design) is required in some cases. A photo of the front of your home in many cases is needed, the ARC needs to 'see' what you're planning in order to approve as quickly as possible.

Before you work with a contractor, let your neighbors know what you are planning. Consider whether your project might impact their view (fence, enlarging lanai or deck, etc.) and perhaps agree on some changes. Obstructing a neighbor's view can prevent some projects from being approved.

ARC approval can take up to sixty (60) days. This is unusual, but if there are issues with the request or detailed information is not included, people not available, responses are slow; it can easily take 3-4 weeks. Don't schedule a project start date until your request has been approved (if you must, it should be at least 2 months out). The ARC will always try to get approvals done quickly.

If you have questions or would like to see information in the next newsletter from the ARC, please let us know at [Architecture@villageofbayporthoa.com](mailto:Architecture@villageofbayporthoa.com) Happy Spring everyone !

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# HOW CAN I GET A BETTER RELATIONSHIP WITH

# my neighbors?



## BE FRIENDLY

Step out of your comfort zone, break the ice and get to know your neighbors.



## GIVE A SMALL GIFT

Express your gratitude with a token of appreciation in the form of a small gift, especially during festive seasons.



## APOLOGIZE

Apologize if you did something wrong. Bury the hatchet if your neighbors apologized for their mistakes.



## BE CONSIDERATE

Be mindful that your actions might affect others.



## HELP ONE ANOTHER OUT

Lend a helping hand if you see your neighbors needing help.



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## TIPS FOR A BETTER WALK WITH YOUR DOG

Danielle Cooper

Taking your pooch for a walk can be a struggle. He pulls your arm out of its socket and then abruptly stops to smell and sprinkle every bush and tree as you trip over him. In my 31 years of veterinary practice and as a dog owner, I have found that using a little dog psychology and some practical techniques will help you during your next walk around the block.

Always use a leash or you may discover your pooch following the glorious world of smell from one interesting place to another and by the time he raises his head to check his bearings, he is clueless.

Use ID tags with your current phone number on your dog's collar and/or a high-tech chip ID that is implanted un-

der the skin. That's without a doubt, the quickest way to get your buddy back if he gets off the leash and makes a run for it. The implanted chip is back-up in case the collar slips off.

Try to remember that dogs are like kids. If they get off the leash, and run for it and you chase them, they'll think it's a game. So don't chase. He is likely to return on his own. If he doesn't, act like you have his favorite treat or toy. Use any trick you can think of to get him to return short of "the chase." Once he has returned and you praised him for returning, try this: Tie a 15 foot nylon line to your dog's collar. Securely fasten the other end to yourself or something nearby that will not give. Just before your pup reaches the end of the line, say "Whoa" or "Stop." Be consistent using one or the other. Never switch back and forth as that will confuse him. When the line brings him to an abrupt stop tell him to sit and praise him for being such a good dog.

Using whistles, voice patterns, intonations and body language are much better than specific words. If you want to train your dog to respond reliably, be consistent and firm in how you command him, and never be abusive.

Carry "poop bags." Cleaning up

after your dog will ensure you don't step in it on your next trip around the block and your neighbors will appreciate your common courtesy. Those bags the paper boy uses to cover your paper in bad weather make great clean up bags. Considering the content of most of the papers, you might leave the paper in the bag with the newly acquired fertilizer.

Know that your dog is territorial and every tree, bush and post needs a sprinkle.

**“ When I go out, I just have to see if another dog has been at my tree I sniff it up and I sniff it down Gotta get a read on the dogs around ”**

Brush or bathe your dog before coming back into the house to get the pollen out of his coat if you have allergies.

Barking at a passerby can be handled by only allowing two or three barks, and then say "Quiet." Immediately interrupt his barking by surprising him. You can shake a can of pennies or use a squirt bottle or squirt gun filled with [water or] Listerine and squirt it at his mouth. Then, while he's quiet, say "good quiet" and pop a tasty treat into his mouth.

Your dog is not human, which means he really does want to please you. Your job is to figure out what his actions mean, to understand that his behavior is just typical of dogs, and offer gentle but firm guidance toward good behavior.

Now get going. Grab a leash and enjoy the benefits of exercise and the pleasure of your pooch's companionship.



### What We Do

For our clients, 'wealth' is more than just money. It is their ability to do what they want, when they want and how they want. Our role is to help them get there.

**Ruth E. "Robin" Delaney**  
CFP®, CLU, ChFC

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May the road rise up to meet you. May the wind be always at your back. May the sun shine warm upon your face; the rains fall soft upon your fields. And until we meet again, may God hold you in the palm of His hand.  
*Traditional Irish wish*



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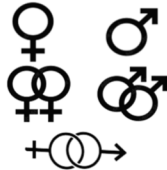
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Website: [carlajenkinsellstampahomes@cbintouch.com](mailto:carlajenkinsellstampahomes@cbintouch.com)

I have been a resident at Villages of Bayport since 2002. I know this area well, and have experienced the quality of life that this wonderful community has to offer. As your local Coldwell Banker Realtor, I take pride in knowing all the homes in the neighborhood and in keeping up with the different market trends. Coldwell Banker offers the best marketing exposure with over 725 websites to maximize home sales opportunities in any market.

I would love the opportunity to assist you with any of your Real Estate needs.

**Referrals are the best compliments!!**

# ACCEPTED ITEMS



Department of Solid Waste & Environmental Program Management

## PAPER

Junkmail, office paper, newspaper, magazines, paper bags, postcards, paperback books



**NO** shredded paper, paper cups or plates, hardcover books, receipts or napkins/towels

## PAPERBOARD

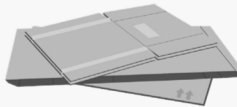
Paper towel and toilet paper rolls, boxes, and egg cartons



**NO** plastic-lined items such as beverage cartons or ice cream tubs

## CARDBOARD

Flattened and loosely inside of cart (jammed in boxes may not fall out for service)



**NO** wet cardboard, foam/plastic packaging or pizza/soiled food boxes

Drink, shampoo, bodywash, condiment, cleaning product

## PLASTIC BOTTLES



Drink, detergent, cleaning product

## PLASTIC JUGS



**NO** caps, food or liquid residue, spray nozzles/pumps, or other plastic items of any kind

## TIN/ALUMINUM CANS AND BOTTLES

Drink and food



**NO** food or liquid residue, detached can lids, aerosol cans, or other metal items of any kind

## GLASS BOTTLES AND JARS

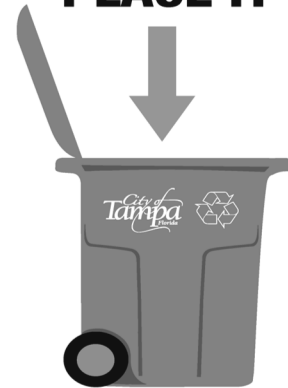
Drink and food



**NO** corks, food or liquid residue, or other glass items of any kind

SEE IT HERE?

PLACE IT HERE!



Still have a question?

Download our app, call us at (813) 274-8811

or visit us online at

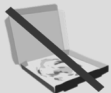
[tampa.gov/Recycle](http://tampa.gov/Recycle)

**Only the items pictured above are accepted in your curbside recycling cart.**

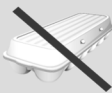
Below are a few unaccepted items that commonly get placed in the recycling cart.



PLASTIC BAGS



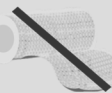
PIZZA BOXES



FOAM ITEMS



BUBBLE MAILERS



WRAP/FILM



PLASTICWARE

**REMEMBER:**

Clean (no food or liquid residue), recyclable items should be loose in the cart and not bagged.



# Hillsborough County Florida

Hillsborough County Customer Service Center - At Your Service  
<https://service.hillsboroughcounty.org/311/>

At Your Service allows you to make Hillsborough County online service requests 24 hours-a-day, 7 days-a-week. Your request will be routed directly to the team responsible for providing that service. This is where any issues with Roads, Sidewalks, or Canals should be reported! REMINDER: HILLSBOROUGH COUNTY is SOLELY RESPONSIBLE for maintaining Roads, Sidewalks, and Canals.

Requests are monitored during regular business hours.

For best results, Sign Up for a new customer service center account so that you can track the progress of your requests.

Any information included is not confidential and is subject to Public Record Laws of the State of Florida and will be provided upon request. Any information included cannot be deleted or retracted once submitted.

Do not use this system to report emergencies. Please call 9-1-1 to report emergencies.



A Message from Tampa Electric

Know what's below.

Call before you dig.

Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors.

Call 811 two full business days before you begin your project to have utility lines marked for free. Digging on a Saturday? Call 811 by Thursday.

For additional information visit [sunshine.811.com](http://sunshine.811.com) or [www.tampaelectric.com/callbeforeyoudig](http://www.tampaelectric.com/callbeforeyoudig).

I know many people have expressed concern for elderly neighbors that may need help or assistance. The Department of Elder Affairs offers a very good online Quick Resource Guide.:

<https://elderaffairs.org/resource-directory/quick-resource-guide/>

If you suspect this may be a case of elder abuse, you can also report to AHCA:

<https://ahca.myflorida.com/contact-ahca/filing-a-complaint>

General Social Services information may be found here:

<https://www.hillsboroughcounty.org/en/residents/social-services>

Mental Health Resources may be accessed here:

<https://www.hillsboroughcounty.org/en/newsroom/2022/05/06/mental-health-resources-available-all-around-the-county>

**GET SCREENED TODAY.**



# Early detection saves lives.

**Schedule your colonoscopy.**

Most people do not experience colorectal cancer symptoms until it's too late, but if detected early, it's more than 90% curable. A colonoscopy is the most effective screening method for finding and removing pre-cancerous polyps, preventing cancer before it even starts. That's why we're urging everyone ages 45 and over to get screened today.

 Schedule your screening at  
[YourColorectalExperts.com](http://YourColorectalExperts.com)

  
**Advent Health**  
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## How to say NO!!

*Content provided by  
MayoClinic.com*

Be honest with yourself. Is your plate piled too high with deadlines and obligations that you're trying to squeeze in between meetings? Are you trying to cram too many activities into too little time? If so, stress relief can be as straightforward as just saying no - or no more.

### Why say no?

There are countless worthy requests out there just waiting to decrease the amount of free time you have, and increase your level of stress. So, it's easy to create stressful situations in your life, if you don't turn down requests for your time and talents.

Who will make costumes for the school play or coach your children's Little League team if you don't? The answer may not be simple, but you should still consider these reasons for making sure it's not you.

- Saying no can be good for you. Saying no is not a selfish act. In fact, it may be the most beneficial thing that you can do for your family and your other commitments. When you say no, you'll be able to spend quality time on the things you've already said yes to.
- Saying no can allow you to try new things. Just because you've always helped plan the company softball tournament doesn't mean that you have to keep doing it forever: Saying no will free up time to pursue other hobbies or interests.
- Yes isn't always the best answer. If you're overcommitted and under a lot of stress, you've got a much better chance of becoming sick, tired or just plain old crabby, which doesn't benefit you or anyone else.
- It's important to recognize the power of other people. Let those a round you come through. Although others may not do things exactly the same way you would, you can learn a valuable lesson by allowing others to help, while gaining treasured free time.

### When to say no

Sometimes it's tough to determine which activities deserve your time and attention. Use these strategies to evaluate obligations - and opportunities - that come your way.

- Find yourself. Saying no helps you prioritize the things that are important to you. You'll gain time that you can commit to the things that you really want to do, such as leaving work at a reasonable hour to make time for a mind clearing run at the end of the day. Examine your current obligations and overall priorities before making any new commitments. Ask yourself if the new commitment is important to you. If it's something that you feel strongly about, by all means do it.
- Weigh the yes-to-stress ratio. Is the new activity that you're considering a short- or long-term commitment? Taking an afternoon to bake a batch of cookies for the school bake sale will take far less of your precious time than heading up the school fundraising committee for an entire year. If an activity is going to end up being another source of stress in your life - especially for the long term - take a pass.
- Let go of guilt. If friends want to get together for an impromptu evening out on the town when you've already scheduled a quiet evening at home with your partner, it is okay to decline their offer. Do what you've set out to do and don't veer off that path because of feelings of guilt or obligation. It will only lead to additional stress in your life
- Keep your current commitments in check. If you have relatives coming over for dinner, don't go overboard. Maybe order a pizza or ask everyone to bring a dish to share.
- Sleep on it. Are you tempted by a friend's invitation to volunteer at your old alma mater or join a weekly golf league? Take a day to think over the request and respond after you've been able to assess your current commitments as well as the new opportunity.

### How to say no

No. Nope. No thank you. See how simple it is to say one little word that will allow you to take a pass on the things that aren't a priority? Of course, there are always instances when it's just not that easy. Here are some things to keep in mind when you need to say no:

- Practice full disclosure. Don't fabricate reasons to get out of an obligation. The truth is always the best way to turn
- Let them down gently. Many good causes land at your door, and it can be tough to turn them down. Complementing the person or group's effort while saying that you're unable to commit at this time helps to soften the blow and keep you in good graces.

Saying no won't be easy if you're used to saying yes all the time. But learning to say no is an important part of simplifying your way to a better, less stressful life for both you and your family.



## REAL ESTATE NEWS FROM THE VILLAGES OF BAYPORT

Recent neighborhood activity and property closings over the past 60 days.

Status	Address	Legal Subdivision Name	Heated Area	Current Price	Beds	Full Baths	Half Baths	Year Built	Pool	active days on market	Close Date
ACT	5823 DORY WAY	BAY PORT COLONY PH II UN I	2,266	\$975,000	4	2	0	1981	Private	82	
ACT	10301 MANTA WAY	BAYSIDE WEST	3,381	\$1,150,000	4	3	0	1992	Private	507	
ACT	5809 CRUISER WAY	BAYSIDE VILLAGE	3,023	\$1,635,000	4	2	1	1986	Private	18	
ACT	5510 E LONGBOAT BLVD	BAYSIDE SOUTH	3,842	\$1,675,000	5	4	1	2001	Private	179	
ACT	5308 E LONGBOAT BLVD	BAYSIDE SOUTH	6,994	\$2,760,000	4	4	2	1998	Private	7	
PND	5108 E LONGBOAT BLVD	BAYSIDE WEST	2,894	\$1,500,000	4	3	0	1989	Private	90	
PND	5709 E LONGBOAT BLVD	BAYSIDE EAST REV	4,011	\$1,795,000	4	4	0	1996	Private	150	
SLD	6122 GALLEON WAY	BAY PORT COLONY PH II UN I	2,460	\$800,000	4	3	1	1981	Private	3	1/21/2025
SLD	5009 E LONGBOAT BLVD	BAYSIDE WEST	2,602	\$860,000	4	2	1	1990	Private	46	2/3/2025
SLD	6109 GALLEON WAY	BAY PORT COLONY PH II UN I	2,310	\$955,000	3	2	1	1980	Private	140	2/7/2025
AVERAGES										122.2	

**THE PRIME SELLING SEASON** for real estate in Tampa, kicks off in the spring and summer, with June marking the most active month. **DON'T LET THIS YEAR'S OPTIMAL SELLING SEASON PASS YOU BY!**

**CALL ME NOW** so I can assist you in presenting your home effectively for a successful sale.



VINCENT ZEOLI  
813-690-7028

