



Villages Of Bayport

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www.BayportHOA.com

THE OFFICIAL *Newsletter* OF THE VILLAGES OF BAYPORT



Message from the **PRESIDENT**

Neighbors,

I am writing this newsletter article in the midst of addressing our sea wall failure. The recent storm was likely the worst most of us have ever experienced in this neighborhood.

We've lived in our house for 25 years and have never seen the canals rise more than an inch or so above our sea wall. During this storm, the water came within inches of our lanai. While we were luckier than some in the community, overall, we fared well compared to nearby neighborhoods like Tampa Shores and Baycrest.

The surge of water that hit our boat lift caused more damage than any previous storm. The sea walls that our construction firm has been working on held firm, but one of our older walls—slated for demolition as part of this project—did not. The force of the water lifted all four steel beams supporting the boat straps, twisting them together and braiding the cables all the way to the motors.

We also lost a significant number of pilings that support the docks, as well as the stairs leading down to the saltwater side. We haven't yet been able to assess the structural integrity of the lift.

We immediately contacted the Sheriff's Department out of concern for the safety of the bridge. We also reached out to the

county, and within an hour, our engineer and construction firm were on-site.

The most challenging aspect was that with the rush of water and the collapsed sea wall allowing our lakes to drain, we had no way to access the lift or the collapsed wall. Our first goal was to slow the draining of the lakes. However, the remaining walls—those facing the saltwater near the dam—were now bearing the full pressure of our waterways. Without their tie-backs, which had been lost along with the land, they had become unstable.

We brought in 120 tons of gravel to fill the newly formed hole and create a makeshift road for equipment to reach the broken wall. Simultaneously, we placed large rocks in front of the saltwater wall to help it hold back the water.

We also arranged for a company to bring in equipment from Miami to take core samples of the canal bottom, so we could determine what kind of steel or fiberglass sheets could be used to build a cofferdam.

At the time of writing this article, that's where we are in the process. We're not out of the woods yet, and most of us involved haven't had much sleep. Hopefully, by the time this newsletter is published, our sea wall will be stabilized, and we'll all be breathing easier.

This is every board's worst nightmare. The failure of a sea wall and the potential draining of our lakes is unimaginable, and there's no established protocol for handling such a situation.

We appreciate all the input from those who offered ideas in the early hours of the crisis, and we're also grateful to those who have stayed by the lift for 12-hour shifts, coordinating the various entities involved.

Thank you,
Scott Barry

WATERWAY'S REPORT

Wow, that was a storm to beat all storms. As you all saw, the water rose further than it ever had before and took out almost all of our aeration compressors.

We have not even found the ones down by the boat lift yet, in that they are down deep in the bottom of the newly formed hole where the sea wall collapsed.

With the amount of saltwater that came into our lakes, we have moved from freshwater into part brackish. We are hoping we do not end with a fish kill due to this.

This month has just been about trying to come back to some normalcy after that storm. We had just headed back after Debbie and then were hit again.

It's going to be a while with the boat lift. It sustained a lot of damage.

We have a structural engineer coming in this next week, then an electrician to figure out how to get power to it not in the middle of the construction zone and then lift inspectors to check the motors and the tracks.

We are working to reopen as soon as possible, but all of the docks were damaged and the pilings no longer touch the bottom of the water.

Good news is we are all alive and safe. Be good neighbors and always check up on people around us that ended up with water in their homes.

We fared better than most communities around us and I for one am grateful.

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
vicepresident@villagesofbayporthoa.com

Treasurer: : Tony Schwartz
treasurer@villagesofbayporthoa.com

Secretary: Nicole Dunlap
secretary@villagesofbayporthoa.com

Waterways: Jeannie Spencer
waterways@villagesofbayporthoa.com

Communications: Paul Smith
communications@villagesofbayporthoa.com

Grounds & Maintenance: Lee Longino
maintenance@villagesofbayporthoa.com

Architectural Review: Dixie Bennett
architecture@villagesofbayporthoa.com

Bryan Hernandez , Security Officer

Cortland Partners Resident Services:
Sandra Cocuy sandra.cocuy@cortlandpartners.com

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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**HOA Sub-Associations and
Contact Information**

**Cortland Partners
Island Walk**
Amy Burruezo
amy.burruezo@cortlandpartners.com
David Slack, President

Cove at Colony Bay Condominiums
Julie Harper, President

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**10 Things to Do
Before Thanksgiving**



**Take stock of your
cookware and serveware**



**Get all the table
decorations ready**



**Review your
seating situation**



**Make the lists you
need to stay organized**



**Clear out the fridge,
freezer and pantry**



Clean the entryway



Clean the bathroom



Declutter common areas



**Tie up other loose
life threads**



**Check on toilet paper,
towels and trash bins**

Janice Rodriguez ~ LPT Realty

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SOLD - My Seller 07/10/24
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SOLD - My Seller 06/05/24
5611 E Longboat Blvd. \$1,100,000
Conservation

**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!

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Introduction to the Community Compliance Committee (CCC)

For some time now, our community Board of Directors (BOD), working through our Property Manager Ray Leonard, has had occasional difficulty in encouraging a very few of our members to comply with our Rules and Regulations. While not an urgent, life-altering problem, it needs to be corrected; and can be especially vexing to you if you happen to live next door to that owner who is non-compliant. As a result, the BOD has decided to begin assessing fines to those owners who refuse to comply with our regulations – as permitted by our community Bylaws.

As part of this process, Florida statutes require a hearing before a committee to either approve or deny any fine assessed by the BOD. The CCC is that committee. So, who is the CCC? The CCC is composed of up to six homeowners in our community who are not members of the BOD. This distinction is important in that the CCC – and its adjudication of fines – is totally independent of the BOD. Furthermore, membership on the CCC is restricted not only to no BOD members, but that restriction also applies to members of the immediate family of BOD members as well as those who may have served on the BOD within the preceding two years. Although the chair of the CCC is appointed by the BOD, all remaining members are appointed by the committee chair subject to the above restrictions.

So, what does this mean to you? For the vast majority of you who never get a violation letter from our property manager or receive a letter and fix the problem – no impact whatsoever. For the very few who do get letters, fail to correct the violation, and often ignore repeated attempts to address needed correction, they may receive a 'Fining Notice' letter. If you receive such a letter, please do not ignore it. The letter will provide the date and time of a hearing before 3 members of the CCC where you will have an opportunity to offer anything you may have in explanation, extenuation, or mitigation of the violation. In words of the late Paul Harvey – tell us 'The Rest of the Story.' After all information is presented and discussed, the CCC will vote to accept or deny the fine. Decision of that committee is final and binding. Of course, the decision applies to the fine only – not to the underlying violation. Normally, the decision will rely on an agreement reached during the hearing to correct the violation. That obligation still exists.

The Property Manager and the CCC will work with the homeowner to ensure that times and locations for the hearing are available to all parties. On those occasions when we can't find a physical location for the hearing, a Zoom meeting may be scheduled through Greenacre Properties Inc. Committee hearings are open to all members of the HOA.



Hello neighbors, Please let me know if there is anything you would like to see in the next newsletter from ARC.

Almost any new or modifications 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. You will find the regulations on our website: <https://villagesofbayporthoa.com/> when you click on "Important Documents", then

"Community Rules". By the time this newsletter arrives, the revised rules that were voted in at the July 22, 2024 Board Meeting should be registered with the State and posted.

Please talk with your neighbors before you begin work on your home/property as a common courtesy/heads up, to let them know what changes you are planning. Also consider whether your project might impact your neighbor's view (fence, enlarging lanai or deck, etc.) and perhaps agree on some changes before you work with a contractor. Obstructing a neighbor's view can prevent some projects from being approved.

When you have a project in mind, read the rules on what is accepted in the neighborhood. If your project is allowed, get all the details from your contractor, supplier etc. and send a detailed ARC request with appropriate color photos (usually from brochure), property survey showing placement, dimensions, materials & colors of project, etc. In some cases you need to send an architectural rendering or better yet, a CAD (Computer Aided Design). The ARC needs to 'see' what you are planning in order to approve as quickly as possible.

ARC requests, (with above mentioned attachments) must be submitted online to the Greenacre system, Vantaca at: <https://home.greenacre.com/login> If you have any issues logging in or pulling up the ARC request, contact Greenacre at 813-936-4153. They will step you through the process.

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



Don't look back with regret ..Look forward with hope

Your time on earth is limited. Don't try to "age with grace," Age with mischief, audacity, and a good story to tell.

A grandparent's love is gentle reminder that no matter how far you drift, their hearts are always here, waiting for your return.

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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.

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Bay Port Colony Property Owners Association, Inc.

4131 Gunn Highway

Tampa, FL 33618

813-936-4153

architecture@villagesofbayporthoa.com/ mharrison@greenacre.com

ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUEST FORM

DATE _____

The undersigned owner seeks approval of the Architectural Control Committee as follows:

_____ Painting (Color chips included for house)

_____ Additions/Alterations of Existing Structures/or Property

_____ Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations _____

(Continue on additional sheet if necessary)

Please Include:

_____ Lot survey showing dimensions, setbacks, landscaping, etc.

_____ New Structure- Plans enclosed including lot survey, landscaping plan and exterior materials and colors.

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances, including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Architectural Control Committee shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances.

Signature of Owner _____

Printed Name _____

Property Street Address _____

Telephone _____ Email _____

ACTION OF THE COMMITTEE

RECOMMEND APPROVAL

DISAPPROVE FOR THE FOLLOWING REASON:

DATE _____

CHAIRPERSON, ACC _____

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

This application may require personal identifying information. To the extent you are providing personal identifying information to the Association herein, unless you make arrangements in writing with the Association otherwise, you are giving express consent to the Association to disseminate such information to third parties, including other members, without further consent

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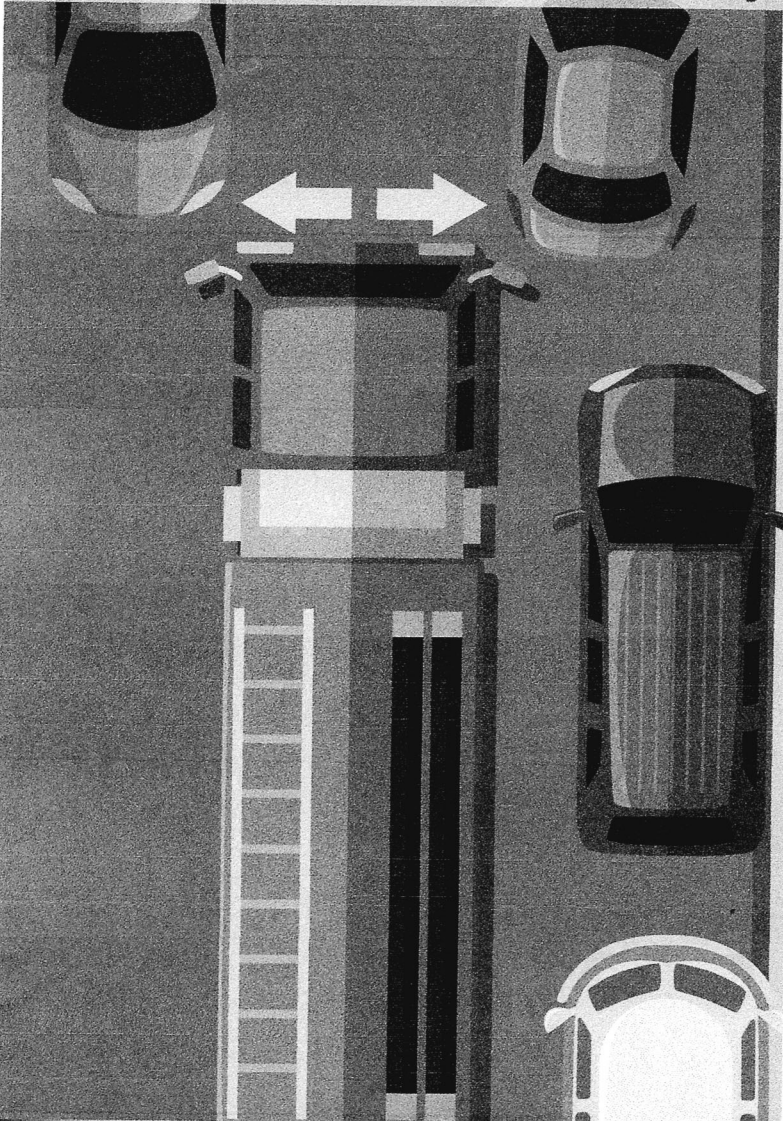


HILLSBOROUGH COUNTY
SHERIFF'S OFFICE

CHAD CHRONISTER, SHERIFF

FLORIDA PARKING LAWS

You cannot park a vehicle within 10 feet of another vehicle, which would impede traffic flow on the roadway



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YOU CANNOT PARK A VEHICLE:

- Beside another vehicle parked or stopped at a curb
- Within an intersection
- On a crosswalk
- On or within 50 feet of a railroad track/crossing
- On a bicycle path or exclusive bicycle lane
- In front of a public or private driveway
- Within 15 feet of a fire hydrant
- Within 20 feet of a crosswalk at an intersection
- Within 30 feet of a stop sign or a traffic control device on the side of a roadway
- Within 20 feet of the entry of a fire station
- On or in a marked fire lane
- Against the flow of traffic
- Within 10 feet of another vehicle, which would impede traffic flow on the roadway

WHEN PARKING ON A TWO WAY ROAD:

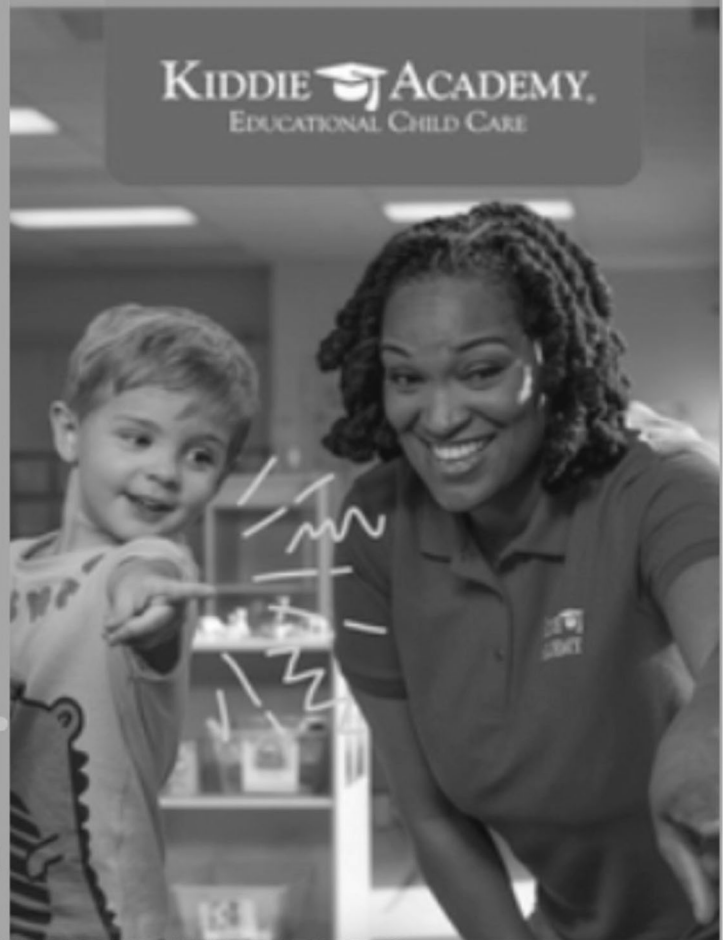
- Park in the direction of authorized traffic movement
- Wheels should be parallel to and within 12 inches of the curb or edge of roadway
- Leave a minimum of 10 feet from a vehicle parked on the opposite side of the roadway

REFERENCES: FLORIDA STATE STATUTES 316.1945 AND 316.195 AND HILLSBOROUGH COUNTY ORDINANCES SECTION 50: TRAFFIC AND VEHICLES; ARTICLE V: STOPPING, STANDING OR PARKING

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