

THE VILLAGES OF BAYPORT

BayPort Colony ~~~ Bayside ~~~ Island Walk ~~~ North Bay Village Condominiums
 San Marino Condominiums ~~~ Colony Bay Condominiums ~~~ The Gallery
 Website: www.qualifiedproperty.com

President's Message By Joel Cooper

Friends and Neighbors:

I guess that it is a good sign that we have very little to report in this issue. The Association finances / budget performance is on track for the year thanks to the efforts of Gary Keilty and Pat DeForrest, and we have no major Committee problems to report.

We continue to battle some start-up issues with the new bar code entry system. Roger Urbanski, Pete Billings, the crew from Island Walk/UDR and our Property Manager have met several times with the system vendor to ensure proper functioning of the gate system and to employ the best standards to maintain the database of registered vehicles.

We ask any of you who have not registered for decals PLEASE do so in order to reduce the traffic backup at the Visitor entry gates.

As stated previously, our goal through this upgrade is to make the neighborhood safer – and more attractive to incoming new neighbors.

We can report progress being made at the sewage pump-up station at the corner of Longboat and Brigantine – if you call a bigger hole, more equipment and a bigger mess progress. The county project manager has reported a significant delay caused by the lack of support from TECO the entire electrical system must be dug up, all equipment and cables upgraded – and re-connected. We have been given assurances that the corner landscaping and all Association electrical and irrigation systems will be put back in good order.

As always, you are welcome to attend the monthly Board meetings (posted on the bulletin boards at the entrances) on the third Tues. of the month at 6:30pb at the Island Walk Club House, or make suggestions to any of the Board or Committee Members.

Waterway By Dave Seigworth

A few weeks ago, many residents may have experienced some alarmingly high water levels due to the persistent storms passing through. At the time, two 8" pipes located at the boat lift handled any overflow; however, it quickly became apparent periodically, these pipes prove inadequate. With the ingenuity and assistance of Jim Agnew (along with Howard Hunter's help), we installed three 6" siphons (again, located at the boat lift) which greatly accelerated water drainage from our canals and lakes. Looking forward, these siphons can be placed one, two, or three at a time and whenever deemed we face a high water level situation. And it was a very LOW cost solution.

Another project completed was the replacement of both boat lift controllers, which were in poor condition, with new equipment and cable. Again, please thank Jim Agnew for his input and coordination with respect to requirements and we appreciate Wink Engineering for their installation work.

Last, but not least, recently Kim Henderson and I met with Mark from Lake Doctors with the intent to develop a more cohesive water quality plan. We hope to have their proposal completed and presented at our next board meeting. As we consider Lake Doctors' recommendation, please think about what we as residents can do immediately – which is have concern for what fertilizer chemicals are on our lawns, avoidance of over watering, and ensuring we pick up after our pets – as everything eventually ends up in our waterways.

As a reminder to all boat owners, one boat sling is available (for minor work only) Monday – Thursday and you may make your reservation

through me at 431-1972. Also, please contact me as soon as possible should you notice either of the 8" drain pipes not flowing properly.





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Property Manager Company	QPM	727-869-9700	Dianne@qualifiedproperty.com
Dianne Bargaen			

COMMITTEES

Arcitechtrual Review

Chuck Organ	956-7022	charles.organ@sdhc.k12.fl.us
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Buildings & Grounds

Kim Henderson, Director	679-6649	khender10@tampabay.rr.com
Claudia Cooper, Landscape	854-2085	cccooper5@verizon.net

Community Relations

Newcomers, Camille Matthews	855-8970	bonneyread@yahoo.com
Newsletter	OPEN	
Website	Pete Billing	pete <at-sign> bayportwatch <dot> org

Covenants

Tracy Wyatt – Board Liaison	855-6452	tracywyatt@live.com
Covenants Committee Chair	OPEN	

Violations Committee

Dianne Bargaen QPM	727-869-9700	Dianne@qualifiedproperty.com
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Safety

Roger Urbanski	600-5770	urbans66@hotmail.com
Neighborhood Watch Coordinator		
Pete Billing		pete <at-sign> bayportwatch <dot> org

Waterways

Waterways Committee		
Joel Cooper, Lake Committee	854-2085	jwcooperisr@verizon.net

OTHER CONTACTS

Don Gray, East Gate	814-0104	gmismajida@tampabay.rr.com
West Gate	855-4834	gmismajida@tampabay.rr.com

Qualified Property Management

Community Property Manager:
Dianne Bargaen

727-869-9700

Dianne@qualifiedproperty.com

Community HOA Contacts

U.D.R.
Island Walk
 Kacey Beaudin
 855-7503

Edna Richards, **President,**
Colony Bay Condominiums
 855-1498

Laura Kearney, **President**
The Gallery at Bayport
 891-1979

Allen Burchell, **President**
North Bay Village Condominiums
 814-7556

Jody DeJute, **President**
San Marino Bay Condominiums
 731-3861

Bay Port Neighborhood Watch Website

www.bayportwatch.org www.qualifiedproperty.com/bayport

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Neighborhood Security

By Roger Urbanski

Dear neighbors and friends!

After several months of initial use and technical issues our new resident vehicle entry system is working as planned. Most residents are enjoying the convenience and increased speed of entry that the new system provides. The fruition of our plan will be achieved when all residents are using the vehicle bar code labels, when all of the resident data has been collected and as updates to that data and the authorized users is complete.

Another tangible benefit of our enhanced automation is the listing of over 150 email contacts/addresses for our neighborhood watch system. The credit for this goes to Pete Billing whose daughter entered the data and who continually seeks to input public crime information into this system.

At this stage in our efforts, it is most important that all community residents use the new system. If you have not yet registered or received your labels please use the form enclosed in this newsletter to do so now.

Thank you all for your patience and understanding as we work to make our community safer and an ever better place to live.

GATE ENTRY SYSTEM
IF YOU HAVE NOT YET REGISTERED YOUR CARS OR RECEIVED YOUR ENTRY DECAL PLEASE DO SO NOW.
FORMS ARE AVAILABLE AT THE EAST AND WEST GATE HOUSES.



Covenants Committee Search For Volunteers

We are in need of volunteers to fully staff the Covenants Committee.

The job requires participation in a monthly meeting.

The group reviews cases of neighbors with unresolved or disputed violations to the Community Rules.

A quorum of members is required by state law – no Board Officers may serve.

This is an interesting and sometime challenging volunteer opportunity.

Please call Tracy Wyatt (855-6452) if you are interested in getting more information.



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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 _____

Street Address _____

Telephone (H) _____ (W) _____

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 _____

_____ Received by QUALIFIED	_____ QUALIFIED Manager Sign off Date	_____ Received by QUALIFIED Clerk
_____ Mailed to Committee	_____ Returned by Committee	_____ Mailed to Homeowner

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