



# 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

Dear Neighbors,

I'm honored to serve as your new HOA President and excited to connect with both longtime residents and new members of our community. Whether you've been here for years or just moved in, I want to extend a warm welcome and my appreciation for your involvement in making our neighborhood a wonderful place to live. I'd also like to take a moment to share a few important updates about ongoing projects:



- **Welcome to Our New Board Members** – First, we're pleased to welcome several new members to our HOA Board: Heather Hockmeyer (Communications Director), Victoria Cox (Treasurer), and Louise Reda (ARC Chair). They join our existing board members Kelsey San Antonio (Vice President), Lee Longino (Maintenance Director), and Bryan Hernandez (Security Director). We appreciate their dedication and look forward to working together to serve our community.
- **Bridge, Boat Lift, and Aerator System Repairs** – By the time you read this, we expect to be well along—or even finished (fingers crossed!)—with repairs to the bridge and boat lift area. Next, we're turning our attention to repairs on the aerator system, which are just getting underway. For additional details, please see the Waterways Report. As always, we appreciate your patience.

## 1. 2025 Board Goals & Focus for the Year

Over the past few years, our community has undertaken several large, time-intensive, and costly projects, including major infrastructure repairs and new amenities. As we move forward, our focus this year is on practical, cost-effective measures that strengthen our community while remaining mindful of ongoing expenditures. Our key priorities for 2025 include completing ongoing projects, improving organization and communication, and planning for the future.

**1. Completing Ongoing Projects** - Our goal this year is finish essential projects already in progress rather than take on new major expenses. These include:

- Increasing drainage capacity at the dam
- Repairing the wall that separates Mariner's Watch Drive and East Longboat Blvd
- Updating internal signage throughout the community

**2. Enhancing Organization & Communication** - To build on our past progress without adding significant costs, we are prioritizing low-cost improvements to streamline communications and community engagement, including:

- Working with our property manager to ensure governing documents and records are well-organized and easily accessible to residents
- Creating new committees to support time-intensive Board positions and distribute workload more efficiently
- Collecting and ensuring the transfer of historical knowledge to new board and committee members
- Continuing to improve neighborhood communications
- Exploring technology solutions that increase efficiency and reduce maintenance costs

**3. Future Planning for the Next 5–10 Years** - While our immediate priority is responsible stewardship of ongoing projects, we also want to be forward-thinking about potential initiatives that could enhance our community in the coming years. Thanks to new tools that weren't available five years ago, we plan to use to explore potential future projects, such as a community clubhouse, boat ramp, and other amenities that could benefit residents. Because larger projects require careful financial planning, resident feedback will be key in determining feasibility and priority. If you have any ideas you'd like us to consider, please reach out to me at [president@villagesofbayporthoa.com](mailto:president@villagesofbayporthoa.com).

As always, your support and engagement are invaluable to keeping our neighborhood running smoothly. Please don't hesitate to reach out with any questions or concerns—I look forward to working together to continue improving our community.

*Nicole Bermel*

Villages of Bayport HOA President



**Board Members of Bay Port Colony  
Property Homeowners  
Master Association  
[www.villagesofbayporthoa.com](http://www.villagesofbayporthoa.com)**

President: Nicole Bermal  
[president@villagesofbayporthoa.com](mailto:president@villagesofbayporthoa.com)

Vice President : Kelsey San Antonio  
[vicepresident@villagesofbayporthoa.com](mailto:vicepresident@villagesofbayporthoa.com)

Treasurer: : Victoria Cox  
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[maintenance@villagesofbayporthoa.com](mailto:maintenance@villagesofbayporthoa.com)

Architectural Review: Louise Reda  
[architecture@villagesofbayporthoa.com](mailto:architecture@villagesofbayporthoa.com)

Bryan Hernandez , Security Officer

Cortland Partners Resident Services:  
Sandra Cocuy [sandra.cocuy@cortlandpartners.com](mailto:sandra.cocuy@cortlandpartners.com)

Cortland Partners Assoc. Director: Alisha Price  
[Alisha.price@cortlandpartners.com](mailto:Alisha.price@cortlandpartners.com)

Cortland Partners Director: Amy Burruezo  
[amy.burruezo@cortlandpartners.com](mailto:amy.burruezo@cortlandpartners.com)

**Property Management**  
Greenacre Properties Inc.  
Community Association Managers  
Ray Leonard [RLeonard@greenacre.com](mailto:RLeonard@greenacre.com)

**Additional Community Information:**

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

BayPort Yacht Club:  
email [MembershipDirector@BPYC.club](mailto:MembershipDirector@BPYC.club) for  
information

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**HOA Sub-Associations and  
Contact Information**

**Cortland Partners  
Island Walk**  
Amy Burruezo  
[amy.burruezo@cortlandpartners.com](mailto:amy.burruezo@cortlandpartners.com)  
David Slack, President

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

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**Updated Community  
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state and posted to the  
Greenacre Portal and  
HOA Website**

**Calling All  
Volunteers!**

**Help us help you!**  
**Our community is the Gem of Tampa Bay  
because of neighbors like you!**

**We are currently seeking  
volunteers for:**  
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Committee, Social Committee,  
Architectural Review Committee &  
Welcome Committee!**  
**Just a few hours a month can  
make a huge impact!**



# Janice Rodríguez ~ LPT Realty

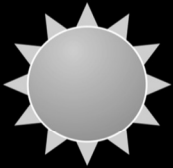
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## OUR WELCOME COMMITTEE CAN HELP MARKET YOUR BUSINESS

As we approach the 4-year anniversary of our HOA's Welcome Committee, neighborhood volunteers have visited and delivered gifts to 93 new Bayport homebuyers!

It's now time to solicit new items for our Welcome Bags and we strive to give all businesspeople who live in Bayport the opportunity to market their services and products to our new neighbors. It's a great opportunity to get your name and contact information disseminated and it doesn't cost a thing!

Currently, we personally deliver to all new neighbors a beautiful Boat Bag with the Bayport logo. Recent gifts included a "dry bag" for valuables like cell phones and keys, BayPort Yacht Club coolie cups and first aid kits, ink pens, a gift card to a local restaurant and a floating key chain. The boat bags and dry bags were donated by Bayport resident Vincent Zeoli and the keychains were donated by Carla Jenkins, both realtors with Coldwell Banker. Homeowners Barbie Pang donated gift cards to her popular restaurant, Tokyo, and Frank Ferraro donated ink pens advertising his insurance business.



In the Welcome bags, we also provide a map of the community, links to important information new residents need, such as watering days, and contact info for county officials. There's even an informational handout for requesting a refund when one experiences an expensive water leak! We also include brochures for attractions in the Tampa Bay area.

This is a great tool for business owners to market themselves to your new neighbors who invariably need introductions to merchants and service providers in their new community.

This way, they can give their business to you – a neighbor – instead of a stranger! Because ONLY Bayport residents can market their businesses in our Welcome Bags.

### Your Welcome Committee volunteers are:

Leigh Jones  
Pilar Flaskay  
Jeannie Spencer  
Ursula Strahm  
Kimberly A. Koster  
Kelsey San Antonio  
Dixie Bennett  
Vince Zeoli

Barb Madden - For more information, call or text Committee  
Chairperson Barb Madden at 813-777-1907

BAYPORT COMMUNITY  
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**Saturday, May 10th**

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UNDER THE OAK TREES 10AM TO NOON  
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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.

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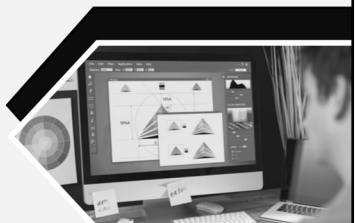
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## “Dear Karen”

Have a question about the Villages of Bayport, the HOA Board, our property association, or just being neighborly? Send it to our own personal advice columnist who wants to answer your questions with a dash of humor at [DearKaren@villagesofbayporthoa.com](mailto:DearKaren@villagesofbayporthoa.com).

Dear Karen,

*I am very frustrated that the HOA Board changed the community rules to allow for privacy fencing. Our neighborhood looks great how it is, and I'm worried about what this will do to our property values. I attended the Board meeting and expressed my concern, but it felt like the Board members didn't even consider what I had to say. I still don't understand the change and is there anything I can do to keep things the same? -Frustrated with Fencing*

Dear Frustrated with Fencing,

Ah, the age-old dilemma of change. I can almost hear the sighs of frustration from here, and trust me, I get it—change can be as unwelcome as a leaf blower at 7 a.m. on a Saturday morning. I understand how unsettling it can be when something as fundamental as our community's look is tweaked—like waking up one day to find your favorite coffee shop has started serving kale smoothies. (Seriously, who asked for that?)

First things first: I completely understand your concerns. Our neighborhood has its charm, and any shift in its appearance can feel like we're messing with a good thing. But, like it or not, change has a way of sneaking into our lives—kind of like that one neighbor's cat that always seems to find its way into everyone's yard.

Before you grab your pitchfork and head to the next HOA meeting, let me assure you that the Board didn't just make this decision on a whim. Oh no, they didn't just close their eyes, spin a wheel, and land on “privacy fencing.” It might seem like they didn't take your concerns into account, but they likely had to weigh many different opinions—think of it like trying to choose a single pizza topping for a group of 20 people. Someone's always going to end up with anchovies.

In fact, in ultimately trying to find the right balance for our neighborhood, the Board ultimately relied upon the neighborhood poll! The results? Well, it turns out that some parts of our community (looking at you, Bayport) have residents who are all for a bit of extra privacy between homes—just as long as the fences don't obstruct those precious water views. Meanwhile, our friends in Bayside prefer to keep things open and airy, just like it's always been.

So, here's the good news: the privacy fencing is only allowed between houses. It's not like we're going to wake up one day to find ourselves living in a labyrinth. Your view of the water? Untouched. The charming feel of our neighborhood? Still intact. And, for those who enjoy a little neighborly peek into their yards—don't worry, you'll still be able to wave at each other over those stylish new fences.

If you're worried about property values, remember that well-maintained, attractive privacy fencing can actually add value by giving future buyers the option of a little more solitude. And let's be real—some folks just don't want their neighbors seeing their backyard yoga sessions or late-night marshmallow roasts.

Now, I totally get that change isn't everyone's cup of tea. But the reality is the neighborhood is evolving, just like we all are (I mean, who didn't pick up a new hobby or three during lockdown?). In the meantime, take a deep breath and remember that change, though sometimes tricky, can bring about something new and, dare I say, even better. Who knows? Maybe in a year, you'll be sipping a kale smoothie behind your brand-new fence, enjoying the peace and quiet—and you might just thank the Board for it.

Wishing you calm breezes and beautifully blended fences,

*Karen*

## WATERWAYS



Friends and neighbors:

Happy Spring. As we begin this new board year, we have our work cut out for us on waterways. We are still recovering from the hurricanes last year and hope to have all of that tied up within the next few months.

Scott Barry has agreed to continue to oversee the drainage/ seawall / bridge project. He has been working on this with the county and state for four years and we felt as long as he agreed, that it's better to let him finish it.

Our new timeline on this project is that they will start staging for the work to resume on April 7 with the work resuming on April 10. What this means for the community is that the pickleball courts will close down again on that April 7 date and the boat lift on April 10 and will remain closed until the project is complete. They are estimating 6-8 weeks. They are hoping to be able to reconnect the boat lift somewhere in the middle of that and we will of course keep you updated with any changes as we know them

We are working currently on quotes for the aerator system and as soon as we have an agreed upon amount, that project will also resume.

We are hoping to work on the lift structure, the pilings and the docks, while the lift is down, if the companies will work coming in from the Gallery side of the dam. This way we can have everything done at once and have a grand reopening.

We did have the waterways tested and as expected, we have a much higher salt water content than ever before. The good thing is that the fish and wildlife seem to be surviving it and with the advent of the rainy season coming on, we will hopefully return to fully freshwater.

As all of you have seen, we did replace the straps on the lift and the new straps, although not as wide, they are rated heavier than our old ones.

We will keep you up to date as things happen on our waterways through emails between newsletters and of course, always feel free to reach out to myself or the board with any questions.

*Jeannie Spencer*  
Waterways



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## TREASURER REPORT

For starters, I would like to introduce myself as the recently appointed treasurer replacing Tony Schwartz, who did an amazing job the last few years, especially considering the major projects that have been accomplished. I'm Victoria Cox, and I've lived in Bayside for just shy of 10 years. I've volunteered for the HOA in all sorts of capacities and wherever there was a need; key swaps, grant requests, dumpster/ recycling hosting, Rules Review committee, Communications committee, Community Compliance committee and the most dear to me, the Social Committee. I always said I would never join the actual board because it is such a thankless job, but considering the extreme need for volunteers this year, I've taken the leap. As far as my background, I feel qualified to be treasurer with a Bachelor's in Accounting and Economics (was a dual major with a focus in international business), a Masters in Tax and Juris Doctorate (magna cum laude). I have been on other previous non-profit boards for many, many years and regularly attended our HOA board meetings over the years as a resident. All that said, while I'm qualified, Tony has certainly left big shoes to fill. I plan on continuing to use his monthly update summaries and am also open to any specific questions anyone may have.

As an update on our inflows and outflows, the prior board set us up nicely with a loan to pay for our hurricane damage and began negotiations for a deal with Spectrum. At the March meeting, the current board voted to accept the Spectrum Non-Compete agreement and we expect to receive the payment of ~\$180,000 from Spectrum sometime next quarter. For those that have come to the recent meetings, you know that this agreement is a way for Spectrum to guarantee that we as a community will not sign any other contracts limiting their ability to service our neighborhood for the next 10 years. It is NOT an agreement limiting anyone in the neighborhood to choose whatever service provider they wish! If you use Verizon, Spectrum, STARLINK- whoever, nothing will change at the individual level and you will see no impacts. The alternative to a non-compete agreement like ours would have required the entire community agreeing on the same service provider at a discounted rate for residents. The issue with those kinds of agreements is that since communities are locked in (with no competition), generally the service and repairs are not the providers priority- they've already got you. That being the case, we felt this was the best path forward and hope that the board 10 years from now continues to negotiate and renew the non-compete reaping the benefits of a similar payout in the future.

Finally, I'd be remiss if I didn't mention that our annual dues have also been increased this year (and will continue for 2026 and 2027) to cover the additional repayment of our hurricane loan. The dues will drop back to the normal 3% increase in 2028, so please budget accordingly. If you haven't paid your 2025 dues yet, please do so via your Greenacre account - you can even now enroll in autopay for next year! If you were previously enrolled in autopay, you may need to update your information in the new Greenacre Vantaca system rolled out last year (at least that was my experience). Interest and late fees will accrue and it's always better to avoid having to add the lawyers fees on top of that if they have to send a certified letter reminder... if you need help with any of this, please reach out to Ray Leonard, our Greenacre property manager.

Looking forward to a hopefully less eventful year so we can continue to make progress with the hurricane repairs and loan payoff.

*Victoria Cox*  
Treasurer



## SOCIAL COMMITTEE EVENTS

And just like that, spring has sprung and summer is right around the corner! We have already hosted our 5th Annual Egg Hunt back in April where we released a crowd of our cutest little neighbors to gather up over 1,200 eggs! It always takes a long time to set out that many eggs, but those little bunnies hop right to it and fill their baskets in a blink of an eye! Always a wonderful event to kickoff our fiscal year for the Social Committee.

The next event will be the Mother's Day brunch in May at Hatteras Park. It's open to everyone and the mimosa bar is always a hit. Not a mom? No problem- you have a mom, or know a mom, so you're always welcome, too!

After that, we will host the popular Fire & Ice event in July at Sunrise Park with our favorite neighborhood ice cream truck and our local Fire department. Last time we did this, they showed off some of their life saving equipment and let the kiddos climb all over the trucks - was really a wonderful community event.

We continue to have regular pickleball meet ups and will host a wine tasting in the fall (as always, check the website and Facebook group for details). We also are planning to do another dumpster day (via a grant from the county) and an electronics recycling program. If you'd like to chair or volunteer for either event, please reach out to us! We are also open to sponsoring block parties, but again- we need a volunteer for each street, so step right up and we are happy to walk you through it!

Any ideas for other events? Want to join the committee? Email us at [SocialCommittee@villagesofbayporthoa.com](mailto:SocialCommittee@villagesofbayporthoa.com)

Look forward to seeing you at one of our events this year!

Social Committee



**EASTER 2025**

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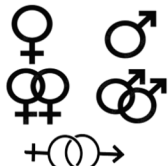
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## BAYPORT YACHT CLUB

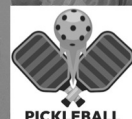


THE NEW YEAR BEGINS IN APRIL! ALL RESIDENTS OF  
THE VILLAGES OF BAYPORT ARE WELCOME!

DONT HAVE A BOAT?  
NO PROBLEM! WE HAVE MONTHLY EVENTS  
FOR BOTH LAND AND SEA!

BPYC is also now accepting new sponsorships!

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OR CALL BARB MADDEN AT  
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## 2025/2026 FISCAL YEAR

# UPCOMING

# Social Committee EVENTS



MAY

Mothers Day Brunch & Mimosa Bar - Hatteras Park

JUNE

Pickleball Tournament - Courts by Parker's Landing



JULY

Fire & Ice cream Trucks - Sunrise Park

SEP

Wine Tasting hosted by PRP Wineries



OCT

Halloween Trick or Treat Kickoff - Hatteras Park



NOV

Bayport Yacht Club Pig Roast - Sunrise Park



DEC

BPYC Lighted Boat Parade - viewing at Sunrise Park



FEB '26

HOA Annual Board Meeting & Election



**ALL EVENTS ARE OPEN TO ALL RESIDENTS OF THE VILLAGES OF BAYPORT!**

For exact dates and times, sign up for the HOA email, join the Bayport Facebook group or email the [SocialCommittee@VillagesofBayportHOA.com](mailto:SocialCommittee@VillagesofBayportHOA.com)

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# Trust the **ER** Experts

When you or a loved one is experiencing chest pain, stroke symptoms or severe stomach pain, every minute matters. With convenient locations across Tampa Bay, the experts at AdventHealth are always nearby to provide the care you need to help you feel whole.



157/3309665



Find your nearest ER location.  
**TheERExperts.com**

In case of a medical emergency, call 911.

  
**AdventHealth**  
Carrollwood

## REAL ESTATE NEWS FROM THE VILLAGES OF BAYPORT

Recent neighborhood activity over the past 60 days

Status	Address	Legal Subdivision Name	Heated Area	Current Price	Beds	Full Baths	Half Baths	days on market	Close Date
ACT	6104 DORY WAY	BAY PORT COLONY PH II UN I	2,556	\$649,000	5	3	1	52	
ACT	5823 DORY WAY	BAY PORT COLONY PH II UN I	2,266	\$899,000	4	2	0	138	
ACT	5815 DORY WAY	BAY PORT COLONY PH 02 UNIT 02	2,382	\$939,000	4	2	0	39	
ACT	10408 DOUBLE BAYOU WAY	BAYSIDE WEST <b>**MY LISTING**</b>	2,974	\$975,000	4	3	0	30	
ACT	6109 SCHOONER WAY	BAY PORT COLONY PH II UN I	2,469	\$985,000	3	2	0	25	
ACT	10301 MANTA WAY	BAYSIDE WEST	3,381	\$1,150,000	4	3	0	558	
ACT	5501 E LONGBOAT BLVD	BAYSIDE SOUTH	3,134	\$1,195,000	5	3	1	50	
ACT	5809 CRUISER WAY	BAYSIDE VILLAGE	3,023	\$1,549,000	4	2	1	72	
ACT	5510 E LONGBOAT BLVD	BAYSIDE SOUTH	3,842	\$1,595,000	5	4	1	235	
ACT	6014 MARINERS WATCH DR	SAN MARINO BAY ESTATES	3,188	\$1,625,000	4	3	1	31	
ACT	5709 E LONGBOAT BLVD	BAYSIDE EAST REV	4,011	\$1,750,000	4	4	0	166	
ACT	5812 MARINERS WATCH DR	SAN MARINO BAY ESTATES	3,649	\$1,800,000	4	4	1	10	
ACT	4803 LONGWATER WAY	BAYSIDE VILLAGE	3,840	\$1,899,000	4	4	0	0	
ACT	5104 E LONGBOAT BLVD	BAYSIDE WEST	3,303	\$2,300,000	4	3	1	3	
PND	5806 DORY WAY	BAY PORT COLONY PH II UN I	2,677	\$939,900	4	2	1	11	
PND	5308 E LONGBOAT BLVD	BAYSIDE SOUTH	6,994	\$2,685,000	4	4	2	49	
SLD	6109 GALLEON WAY	BAY PORT COLONY PH II UN I	2,310	\$955,000	3	2	1	140	2/7/2025
SLD	5108 E LONGBOAT BLVD	BAYSIDE WEST	2,894	\$1,400,000	4	3	0	90	3/3/2025

AVERAGES:

94.389

### The KEYS to SELLING your home quickly:

COMPETITIVE PRICING, CURB APPEAL, STAGING YOUR HOME, HIGH QUALITY PHOTOS/VIDEOS, EFFECTIVE MARKETING, LOCAL AMMENITIES, FLEXIBILITY FOR SHOWING, REPAIRS AND UPGRADES, OPEN HOUSES, WORKING WITH A GOOD REALTOR

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



VINCENT ZEOLI  
813-690-7028

