



Villages Of Bayport

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

www.BayportHOA.com

THE OFFICIAL *Newsletter* OF THE VILLAGES OF BAYPORT

President's Letter Victoria Cox, President

Fellow Neighbors, this has been a busy year! I have been involved as a volunteer for years on committees and other one off projects, but this is only my 2nd year on the board itself. While the events and grant projects are memorable, the day to day accomplishments are just as rewarding. As a board member, I can see real progress through projects both big and small - I urge everyone to consider volunteering so you, too, can see what goes on behind the scenes.

For starters, the Mariners Watch Wall repairs (a process started ~3 years ago) are finally well underway (hopefully complete by the time this is published)! We thank the previous boards, particularly **Scott Barry and Lee Longino**, pushing to get this done. I also thank the neighbors that brought this to the board's attention all those years ago. With the standing water issue along the wall resolved earlier this year and the repaired wall stucco/ new paint, that area has been drastically improved for those of us that walk that stretch often!

Other equally important successes that this new board has accomplished for our community are: We finally have a fully functional Architecture Review Committee and under **Mark Hively's** direction, the ARC requests have been getting processed much faster, including bringing issues to the board. Last year the ARC had a lot of turnover, and homeowners were learning the Vantaca system; both a major challenge. Some suggested best practices before submitting your request for a smooth review process:

1. Review the community rules and make sure your request is compliant.

2. Any exception request will lead to delays (the board only meets once a month to vote on exceptions).

3. Review the submission checklist to make sure you've provided everything required. In other words, *Help ARC help you!*

Abigail Lantigua, our new communications director, has increased our emailing list! We were previously maxed out, but we have now been able to add a lot more neighbors to our email blasts. If you submitted a request for neighborhood emails in the past but still aren't getting them, email her at communications@villagesofbayporthoa.com to be added!

Jeannie Spencer, former waterways director and longtime volunteer, fished out the damaged 'No Wake' bouys dragged down a canal and all but destroyed after the storms a few years ago. **Dave Baethke**, our new waterways director, bid for replacements and made it happen better than ever. The new bouys replaced the 2 lost to the storms and added a 3rd at the entrance to Sunset Lake. We also adopted a board policy for waterways fines which we hope will deter violators for cruising through the lakes at top speed or violating the rules imposed by OSHA regarding boat lift operations. If you see something, say something- help keep our waterways safe and contact Dave at waterways@villagesofbayporthoa.com.

For neighbors that join our monthly meetings, **Teri Galambos**, our treasurer, has worked with our property manager and accountant to create a new variation report which will be invaluable as we continue to evaluate future projects versus where we stand with our existing budget.

Finally, I appreciate the smooth onboarding of **Tiffany Sullivan**, our new **Greenacre property manager**. While much less visible (compared to a brand new wall or bouys), I'd also like to share that we renewed our

landscaping agreement after successful negotiations for favorable terms (with the assistance of **Heather Hockemeyer**, maintenance director), an insurance increase much lower than originally anticipated while also getting dramatically better coverage (while other communities saw double digit YoY increases) and multiple successful social events that truly made a positive impact for the community with more to come!

Want to help with the upcoming Community Rules review and updates? Want to volunteer to chair this year's Hillsborough County grant request for \$5,000 or have suggestions for what we could use the grant for? We are open to ideas, so please email me President@villagesofbayporthoa.com.

Look forward to hearing from you or seeing you around the neighborhood.

Sincerely,

Victoria Cox, President

EVENTS

Mark Your Calendar

Upcoming 2026 Community Events
See website Events Page for details

- **July 25th Firetruck and Ice Cream Neighborhood BBQ and Bounce House** at Sunrise Park
- **Oct 31st Halloween Party** - Mad Hatteras Park
- **Nov 15th BPYC Pig Roast** (open to all residents of Bayport!) - Sunrise Park
- **Dec 8th BPYC Lighted Boat Parade** (also open to all residents) - best viewing at Sunrise Park but also by Sunset Lake or along Northbay and San Marino sea walls.



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

President: Victoria Cox
president@villagesofbayporthoa.com

Vice President: Nicole Bermel
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Teri Galambos: Treasure
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Cortland Partners Director:
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Community Association Managers
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Additional Community Information:

Community Web Portal:
greenacreproperties.com/members.html

BayPort Yacht Club:
email.MembershipDirector@BPLYC.club
For information

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David Slack, President

Cove at Colony Bay Condominiums
Condominium Assoc.
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Dennis Mark, President
Karia Wols

The Gallery at Bayport
Julie Harper

North Bay Village Condominiums
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Steven Roberto, President

San Marino Bay Condominiums
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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.

Referrals are the best compliments!!

**Newsletter Shoutout/
articles Submissions
by community**

One of the best parts of living in a community like ours is the people who make it special—and we'd love to highlight that in future newsletters!

We're inviting residents to submit shoutouts, stories, or ideas for upcoming newsletters and posts on the community website. Whether you want to recognize a helpful neighbor, celebrate a milestone, or share something positive happening in the neighborhood, we welcome your contributions.

This is your newsletter as much as it is ours, and your input helps make it more engaging and meaningful for everyone. Submissions can be shared through the HOA website (<https://www.bayporthoa.com/> in the contacts section) or by reaching out to a board member.



Summer Celebration

**Games, bounce houses, ice cream, BBQ,
neighbors and learn about fire safety!**

Hosted by the Villages Of Bayport HOA.

All are welcome!

Email: SocialCommitterVillagesofBayportHOA.com for more information.

Saturday, July 25 at

Sunrise Lake Park

See website for specific times.

FIRE TRUCK AND ICE CREAM



Janice Rodríguez ~ LPT Realty

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My seller

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My Seller

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The Bennett's

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The Dittmer's

Janice was awesome to work with! She helped me buy my home and was super responsive the whole way through. Highly recommend her to anyone looking for a great realtor!
G. Mendez

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M. Dealdry

Janice and her team did a fantastic job of marketing my home and working with the buyers agent to ensure a seamless transaction. Her market expertise combined with extensive knowledge of the area ensured that my property sold for the highest value in a very short amount of time.
Jennifer B

813 • 334 • 8807

TLCHomes4U@JaniceRodriguez.com

www.JaniceRodriguez.com



Social Committee Updates

The last few months went from a prolonged, beautiful spring to full blown summer heat. Regardless, we had 2 very successful Spring Cleaning events; the Trash Bash May 16th and our Waterways Cleanup May 30th.



Trash Bash May 16th

The Trash Bash was made possible by the Hillsborough County Waste Management grant- the county provided the dumpsters and even brought goodie bags for the participants! Some quick stats: ~60 families participated dropping off trash or donations, many made multiple trips (helping other neighbors whose cars were too small for the items), and in only 3 hours we collected 2.38 tons of debris! That's in addition to an overflowing electronics recycling bin (via Urban e-Recycling) and a nearly full truck of donations to Salvation Army! Every little bit that doesn't go directly to our landfill was a huge win!

This event was all thanks to our volunteers: **Dan Jones** (directing traffic and preplanning), **Kelsey San Antonio** (coordinating Salvation Army), **Tom Reifenhiser** (for his truck which helped multiple families!) and **Abigail Lantigua** (preplanning).

Did you miss the cleanup and wonder what's planned next? Well, the grant process is truly a great benefit offered by the County but it can only be requested annually. This event was originally submitted back in October 2025, but we finally got it on the books this spring! Our next dumpster day won't be until mid to late 2027. As residents in Hillsborough, you can still bring your debris directly to the dump as necessary and Salvation Army will come to you if you have furniture or other large items to donate.

Upcoming Events

July 25th is our next event at Sunrise Park - Firetruck and Ice Cream BBQ! This is our very popular bbq style get together for the whole neighborhood! We will have a bounce house, firetruck, and ice cream in addition to great food and company. Join us to catch up with neighbors and maybe meet a few new ones under the shade of the oaks with the breeze off the lake at Sunrise Park!

Want to get involved or help host a future event? Email SocialCommittee@villagesofbayporthoa.com



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Waterways Cleanup May 30th

Dave Baethke, our waterways director, ran our lakes, ponds, canals, and parks cleanup. This event was the epitome of "many hands make light work!" Participants received trash grabbers to keep as a "thank you" and folks joined by kayak, boat and by foot for the ponds and shorelines. Notable items found were an abandoned floating dock, a deck chair, floating yoga mat, and more plastic bottles than could be counted. Thanks to **Tony Scalfani** for donating the trash bags, **Abigail Lantigua** for communicating it to everyone and Dave for coordinating!

While this cleanup certainly was needed after the recent tornado that ripped through Galleon, it's something all of us can do everyday. See a plastic bottle on the side of the road on your walk? Bring it home or to the next trash can you walk by! See something floating by while enjoying the pool? If you can scoop it out, please do! We love our wildlife and serenity of our waterways - let's all do our part to keep them clean year round.

Bay Port Yacht Club Announcements / All Aboard for Summer Fun! Bayport Yacht Club Announcements| June 2026

Get ready to make waves in the months ahead! From relaxed gatherings with friends and neighbors to lively club events on and off the water, Bayport Yacht Club has a full calendar of fun, connection, and summer celebration waiting for everyone.

On the Horizon

- July 4th Weekend – Docktails at Clearwater Marina (contact Matt for details)
- July 16 – Monthly Meeting, location to be determined
- August 20 – Monthly Meeting at Kathi Newton's home
- September 17 – Monthly Meeting, location to be determined

For the latest updates and everything else on the horizon, visit the Bayport Yacht Club website.

Come Aboard the Fun

This year we are launching a new Club within a Club idea, giving members even more ways to connect, celebrate, and share favorite activities. We are kicking things off with three exciting options, so reach out to a sponsor for details and join the crew.

Poker Club – sponsored by Matt Cox, Liat Zohar

Fishing Club – sponsored by David Baethke

Pickleball Club – sponsored by Barb Madden

Here's to a summer of smooth sailing, sunny celebrations, and unforgettable memories with Bayport Yacht Club!



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Enjoying Amenities: Tennis Courts and Boat Lift

One of the benefits of living in the Villages of Bayport is access to community amenities including the tennis courts, pickleball courts, parks, waterways, and boat lift. The tennis courts, located at Hatteras Park, are available to members in good standing and require an access fob. Courts are open daily from sunrise until 10:00 PM. Residents may obtain a tennis court access device by completing the Tennis Court Rules and Agreement and paying the required deposit.

Boaters can also take advantage of the community boat lift, which provides access between our canal system and Tampa Bay. Before receiving boat lift access, residents must provide proof of vessel registration and insurance, complete the required agreement, and obtain an access device. Residents wishing to use the lift for boat maintenance must reserve time in advance through the Property Manager, with maintenance activities limited to Monday through Thursday. Additional information and forms for both amenities can be found on the community website or through Greenacre Property Management.

Bay Port 101: Understanding the Bayport's Master Association and Shared Amenities

The Villages of Bayport is a Master Association made up of several neighborhoods and sub-associations that work together to maintain and enjoy our shared community amenities. Communities that are part of the Villages of Bayport include Bayport, Bayside Estates, Gallery I Condominiums, Gallery II Condominiums, Colony Bay Condominiums, North Bay Village Condominiums, San Marino Condominiums, and the Cortland-managed apartment communities of Island Walk and Parker's Landing.

Residents often ask about Bayside Key and Palm Bay. While these neighborhoods are neighboring communities, they are not sub-associations of the Villages of Bayport. However, Palm Bay residents do have access to Hatteras Park amenities, including the tennis courts, basketball court, and dog park. Community amenities available to eligible residents throughout the Villages of Bayport include multiple parks and playgrounds, tennis courts, pickleball courts, basketball courts, dog parks, community waterways, and the boat lift that provides access to Tampa Bay. In addition, all members enjoy easement rights throughout the community lakes, canals, and waterways, helping make Bayport one of Tampa's most unique waterfront communities.

Upcoming: Community Rules and Regulations Review

This year, the HOA will be conducting a review and update of our Community Rules and Regulations, as well as our Policies and Procedures documents. This is an important opportunity to ensure that our guidelines continue to reflect the needs and priorities of our neighborhood. As part of this process, residents will have opportunities to stay informed and potentially provide feedback.

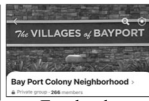
We're also looking for homeowners who may be interested in participating in a review committee. If you'd like to be involved or learn more, please reach out to the Communications Director at Communications@villagesofbayporthoa.com. Your input and perspective are always valued.

Stay Connected: Social Media and Community Communications

Staying informed has never been easier! Please keep an eye out for announcements on our entrance gate signs and we encourage all residents to connect with our community online by signing up for the HOA email (on our website or by emailing our Communications Director at Communications@villagesofbayporthoa.com) or following us on Instagram (VillagesofBayPortHOA) and joining our Facebook group (Bay Port Colony Neighborhood).



Instagram



Facebook

These platforms are a great way to receive timely updates, reminders, and announcements,

as well as stay engaged with what's happening in the neighborhood. From event notices to important alerts, social media helps keep everyone in the loop.

Facebook PSA: When adding yourself to the group, make sure to agree to all of the admin rules immediately to ensure the system doesn't automatically deny your admission.

If you have any questions, need help getting connected, or have suggestions for improving communication, please don't hesitate to reach out to the Communications Director—we're here to help!

Community Safety Reminders - From our Security Director Tony

Top Home Security Moves That Matter Most

1. Harden the entry points

- Reinforce door strike plates with 3-4 inch screws so they bite into the framing, not just the jamb.
- Install a deadbolt with a 1" throw — Schlage B60/B62 is the gold standard.
- Add a door armor kit if you want true kick-resistance.

2. Make windows a pain to mess with

- Pin locks on sliding windows.
- Security film on ground-floor glass slows forced entry.
- Dowels in sliding doors stop prying.

3. Use lighting strategically

- Motion-activated LEDs on the sides and rear of the house.
- Smart bulbs or timers inside so the house never looks empty.
- Keep the front well-lit — burglars avoid visibility.

4. Cameras where they actually help

- One covering the front door (most attempted entries).
- One covering the driveway.
- Optional: backyard or side gate.
- Make sure they have night vision and person detection, not just motion.

5. Don't advertise your patterns

- Don't leave garage doors cracked open.
- Don't post travel plans publicly.
- Keep boxes for expensive purchases out of sight until trash day.

6. Secure the garage — the most overlooked entry

- Add a deadbolt between garage and house.
- Use a garage door shield to block coat-hanger attacks.
- Disable the opener when traveling.

7. Make your home look "occupied" even when it's not

- Randomized smart-light schedules.
- A TV-simulator light in the evening.
- A car in the driveway if possible.

8. Landscaping = security

- Trim shrubs below window height.
- Keep sightlines open so no one can hide near entry points.
- Gravel along side yards gives you "audio security."

9. Alarm system basics

- Door/window sensors on all ground-floor entries.
- Glass-break sensor in main living area.
- Loud siren — burglars hate noise.

10. Neighborhood awareness

- Know your immediate neighbors.
- Share camera footage when something looks off.
- Report suspicious activity early — Bayport stays safer because residents stay alert



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Ruth E. "Robin" Delaney
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REAL ESTATE NEWS FROM THE VILLAGES OF BAYPORT

Recent neighborhood activity over the past 90 days

Status	Address	Legal Subdivision Name	Heated Area	Current Price	Beds	Full Baths	Half Baths	Year Built	active days on market	Days to Contract
ACT	6104 SCHOONER WAY	BAY PORT COLONY PH II UN I	2,340	\$895,000	4	3	0	1978	66	
ACT	10301 MANTA WAY	BAYSIDE WEST	3,381	\$979,000	4	3	0	1992	967	
ACT	4830 LONGWATER WAY	BAYSIDE VILLAGE	2,847	\$1,239,000	4	2	0	1987	95	
ACT	4804 LONGWATER WAY	BAYSIDE VILLAGE	2,302	\$1,249,000	3	2	0	1987	142	
ACT	9807 COMPASS POINT WAY	BAYPORT VILLAGE	3,190	\$1,349,900	4	2	1	1987	106	
ACT	5510 E LONGBOAT BLVD	BAYSIDE SOUTH	3,842	\$1,365,000	5	4	1	2001	115	
ACT	4918 E LONGBOAT BLVD	BAYSIDE WEST	3,317	\$1,570,000	4	3	1	1989	235	
ACT	9821 BAY ISLAND DR	BAYPORT VILLAGE	3,517	\$1,675,000	4	3	1	1986	62	
ACT	9805 COMPASS POINT WAY	BAYPORT VILLAGE	4,691	\$1,895,000	5	4	0	1991	142	
PND	9810 COMPASS POINT WAY	BAYPORT VILLAGE	3,459	\$1,700,000	5	3	0	1993	71	71
PND	5806 CRUISER WAY	BAYSIDE VILLAGE	3,401	\$1,780,000	4	4	0	1986	22	44
SLD	5807 SCHOONER WAY	BAY PORT COLONY PH II UN I	2,293	\$899,000	4	2	0	1980	76	76
SLD	5501 E LONGBOAT BLVD	BAYSIDE SOUTH	3,134	\$925,000	5	3	1	1993	0	
SLD	4826 LONGWATER WAY	BAYSIDE VILLAGE	2,764	\$1,210,000	4	3	0	1988	224	224
SLD	5611 E LONGBOAT BLVD	BAYSIDE EAST REV	4,444	\$1,425,000	5	4	0	2001	56	56
SLD	5308 E LONGBOAT BLVD	BAYSIDE SOUTH	6,994	\$2,550,000	4	4	1	1998	0	
AVERAGE DAYS ON MARKET AND DAYS TO CONTRACT									149	94

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