



Bayport West HOA

Newsletter

Winter / Spring 2024

President's Message

Hello Bayport West Homeowners,

I am beginning my first year as President, and in collaboration with a strong Board of Directors, my vision for this year is to work on a wide array of issues that are important to you. My view of our HOA is that it serves to improve our community by protecting our property values and providing a safe and enjoyable community. I welcome your input and involvement in the form of meeting participation and volunteerism.

I spoke with many of you in October and November and listened to your concerns. Below are some key issues that you expressed to be of importance:

Landscaping - We are working with Green Thumb nursery to help enhance the shrubbery along the length of the front wall on Hillsborough Avenue.

Speeding / Safety - From a safety perspective, there is a continued need to address unsafe conditions including speeding, reckless driving, and disregard of traffic signs. We remain committed to your safety by authorizing a Florida State trooper off-duty patrol to help with this issue. They make an immediate impact by writing tickets and violations, and also make a statement and serve as a deterrent with their presence. Remember, if there were no traffic violators, there would be no need for a police presence.

Elections / Proxies / Ballots – Many of you mentioned to me that our election process, specifically the use of proxies, is confusing. You also noted that you wanted to see a list of candidates and vote from a ballot. I spent a lot of time educating homeowners on how the proxy worked and how our election rules allow for nominations from the floor on the night of the election, therefore ballots are not available until the Annual meeting when the election takes place. The takeaway from these discussions is that there is a preference for ballots to be personally cast by homeowners.

There are several ways to change our rules to allow for clarity and transparency. Please see page 7 of this newsletter for further information. We will be discussing this issue at our February 19th meeting and maybe the March meeting if necessary.

To prepare for our upcoming meetings, I am presenting a calendar with agenda topics over the next few months. These are subject to change, and this list will be posted on the bulletin board and our website: BAYPORTWESTHOA.ORG

<u>Topic</u>	<u>Date</u>
• Landscaping	February 19th
• Elections/Proxies/Ballots Governing Documents	
• Elections/Proxies/Ballots Governing Documents	March 18th
• Speeding / Off Duty Police Officer	April 15th

Thank you for your continued support, and I look forward to working with you this year.

Claire Matthews, President
813-466-8290
Cmatthews191@gmail.com

BAYPORT WEST HOA CONTACT INFORMATION

PRESIDENT- CLAIRE MATTHEWS
cmatthews191@gmail.com

VICE PRESIDENT – HENRY ALVAREZ
henryalvz@yahoo.com

SECRETARY - MELISSA LOVEJOY
loungerabbit@gmail.com

TREASURER – JASON BRADFORD
sjasonbradford@gmail.com

DIRECTOR – CARL ESSELMAYER
che1953.ce@gmail.com

AMERI-TECH MANAGER - Magda Hatka
mhatka@ameritechmail.com

The “Request for Home Improvement”
Form, Governing Documents and Meeting
Minutes can be found on our website:

BAYPORTWESTHOA.ORG

COMMUNITY CONTACT INFORMATION

EMERGENCY	911
POLICE (NON-EMERGENCY)	(813) 247-8000
POLICE DISTRICT 3	(813) 247-0330
COUNTY CODE ENFORCEMENT	(813) 274-6600
CRIMER STOPPERS	(800) 873-8477
FIRE STATION 39	(813) 264-8567
TECO ENERGY	(813) 223-0800
WASTE MANAGEMENT	(813) 272-5680

Committees

Feral Cat Committee: Claire Matthews
 Newsletter Committee: Melissa Lovejoy and Claire
 Matthews
 Request for Home Improvement “ARC” Committee:
 Claire Matthews
 Social Events Committee: Carl Esselmeyer
 Violations Committee: Pat Murphy, Roger Verszyla and
 Claire Matthews
 Welcome Committee: Melissa Lovejoy

Recommendations for Tree Service Providers

It's best not to take chances by hiring a provider that is not insured. If the individual has an accident on your property and is injured, you may be exposing yourself to liability.

The following contractors are licensed and insured and recommended by the County Environmental Officer:

ATSG Landscaping Solution	(813) 951-3438
Arbor Bay Tree Service	(813) 831-8733
Experienced Tree Service	(813) 695-8375
Independent Tree Service	(813) 971-6217



**Board of Directors
Meeting Dates 2024
Time: 7:00 p.m.**

Location: Lutheran Church of Our Saviour - Fellowship Hall
8401 W Hillsborough Ave, Tampa, FL 33615

January 15 th	July 15 th
February 19 th	August 19 th
March 18 th	September 16 th
April 15 th	October 21 st
May 20 th	November 18 th
June 17 th	December 16 th

Upcoming Agenda Topics

Topic	Date
Landscaping Elections/Proxies/Ballots Governing Documents	February 19th
Elections/Proxies/Ballots Governing Documents	March 18th
Speeding / Off Duty Police Officer	April 15th

FRONT ENTRANCE BEAUTIFICATION

The efforts of the Board to update and improve the landscaping along the frontage wall and entry corner of Bayport West are under way.



The first step was trimming the palms trees along Hillsborough Avenue and repairing the flood lights and electrical boxes at the entrance to Silvermill Drive. Thank you to Roger Verszyla who coordinated with our vendors to have these repairs completed last month.

Further plans include filling in the sparse areas of the hedges for uniformity and mulching the landscaping beds which are currently exposed and pose the risk of erosion. We are working with our local vendor Green Thumb nursery to accomplish these updates.

Welcome to BAYPORT *West*

www.bayportwesthoa.org

New Homeowners

Lizbeth & Gabriel Castro	7045 Silvermill Drive
Evan Gilliam & Emily Young	7003 Drury Street
Giovanna Mas	10810 Venice Circle
Kasey Gano & Jeremy Graham	10841 Venice Circle

HOME SALES STATISTICS

Bayport West Statistics

September – December 2023

*The following values are established based on upgrades and condition of property
along with negotiations including selling price.*

- Properties Sold: 6
- Average Price 2 Bedroom Home (Approx. 1432 SF): \$370,000 / \$234.00 per SF
- Average Price 3 Bedroom Home (Approx. 1734 SF): \$392,300 / \$226.00 per SF

Hillsborough County Statistics

September 2023

- Median Sale Price: \$427,111
- Median percentage of Original List Price / Price Received: 97.5% Median
- Median Time to Contract: 23 days

Information obtained from tampabayrealtors.org

Recap of Notices

Regulations & Violations

First Violation: Friendly Reminder

Second and Third Violation: Non-Compliance

Fourth Violation: "Final" Final with a recommendation to the Board for an Attorney Letter to be sent to the homeowner; attorney's fees are incurred and payable by the homeowner.

Communication

If you receive a violation letter and are not able to correct the violation in a timely manner, or you feel the violation is in error, please contact our property manager and explain the situation. This may prevent legal action from being taken by the Board to achieve compliance.. Please email Magda Hatka at mhatka@ameritechmail.com and include the Board President, Claire Matthews cmatthews191@gmail.com.

Common Violations with Remedy Time

Violation	Days to Remedy
Trash & Recycle Bins	5
Parking Violations / Remove Trailers, Boats, etc.	5
Conceal Basketball Hoop	5
Mow/Trim/Edge/Weed	7
Trim Vines from Privacy Wall	7
Pressure Wash Driveway/Sidewalk/Gables	15
Repaint Privacy Wall	15
Pressure Wash House	20
Remove Dead Trees/Trim Trees	20
Paint/Clean Brick Reveal	20

Summary of Violations November - December 2023

Description	Total Number
Trash & Recycle Bins	4
Mow/Trim/Edge	9
Pressure Wash Driveway/Sidewalk	19
Remove Dead Trees	1
Trim Trees	6
Paint / Clean Brick Reveal	3
Paint Gate / Gate Backing	7
Repair Soffit / Fascia	3
Deck Structure	1
Inoperable Vehicle	1

NEIGHBORHOOD SAFETY

SAFETY ENFORCEMENT PROGRAM

The BPW HOA Board is continuing to utilize off-duty State Troopers to patrol our neighborhood and promote awareness that traffic and pedestrian safety is a high priority in our community. These paid trooper patrols are in addition to other law enforcement agencies such as the Tampa PD and Hillsborough County Sheriff's Department.



These patrols are performed at random times throughout the month and have resulted in many citations for traffic violations, primarily speeding and running stop signs. The purpose of these citations is for traffic calming and safer, more cognizant drivers, not monetary punishment.



TRAFFIC VIOLATIONS NOVEMBER - DECEMBER 2023

Violation	Total
Speeding	5
Stop Signs	4
Proof of insurance	4
Suspended License	1

TRAFFIC CALMING

The option of speed bumps has been brought up several times. Our community has county owned roads, and we cannot install private traffic calming devices.

The County must, upon receiving a request about traffic concerns on a residential street, perform an investigation; our community has had traffic studies performed in the past. The result was that our neighborhood was not eligible for traffic calming devices.



Speeding remains a serious concern. The easiest solution is to just slow down! The posted speed is 25 miles per hour. We all live here and want this to be a community where people feel safe.

BULLETIN BOARD



Annual Election Process

As noted in the President's message, many homeowners indicated they would like to have the annual election of Directors be simple and easy to understand. There are several ways to incorporate a new process which can be accomplished through a vote of the Directors.

One option is to adopt voting rules that align with those of Condo Associations. Candidates must submit their intent to run forms in advance, proxies are not allowed, and votes are made by written ballot. Many home Owner associations follow the condominium process because it is fair and simple to administer.

Another possibility is to change to "Proxy Ballots." The proxy form would still be allowed, but the proxy holder must also submit that homeowner's chosen candidate from the written pre-established ballot.

Additionally, we could change the governing documents to limit the number of proxies that can be submitted by a single homeowner. Historically, whoever collects the most proxies, then casts their vote as they see fit, wins the election. But others may view this as inappropriate document gathering by an ambitious candidate.

Of course, there's always the option not to change our rules. Proxies can be collected, and homeowners can continue to give their voting rights to someone else.

We will be discussing these options at the February 19th meeting and if necessary on March 18th. If you would like to give your input, please plan to attend. You may also make your voice heard by sending an email to the Board President: cmatthews191@gmail.com



Got an Idea for Neighborhood Events?

**Let us know!
Consider volunteering**

Garage Sale

**Recycling / Electronic Device
Disposal**

Social Events

Volunteer Day

Arts & Crafts Market

Community Cookbook

Clean-Up & Beautify



Homeowner's Assessments

Just a reminder that your assessments
are due in January 2024.

If you have any questions about your fees, you may email the
Property Manager at: mhatka@ameritechmail.com



Bayport West Homeowners Association, Inc.
Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763