
BAY POINTE NEWS

Spring 2021

Condominium Community

Living in a condominium community is much different than living in a single-family home or apartment. At Bay Pointe Villas we each own our individual units. We are responsible for repairs and upkeep of our individual units. Our occupancy is governed by the Prospectus and the Community Code. This code addresses parking, walkways, buildings, common areas, pool, pets, noise, safety, sales, leasing, and emergencies. Our Community Code has been created to maintain a safe and desirable community. It is everyone's responsibility to abide by these documents.

Each resident shall maintain their condominium in a clean and sanitary manner. Balconies, porches, railings and terraces shall be used for their intended purposes only. Residents shall not allow anything to be placed in a way so it may fall from windows, doors and balconies of a condominium.

If you have any questions, please refer to your copy of The Community Code or contact our property management company. If you do not have a current copy of The Community Code, please reply to this email and a digital copy will be provided. You can also find the Community Code at www.baypointevillas.com

Parking Reminder

Remember to advise any vendor you hire that they are only permitted to park in the common areas during the servicing of your unit, if necessary, to perform their tasks. Vendors are never permitted to block access to the parking areas, garages, or sidewalks. This includes all contractors and Realtors. Realtors must advise all potential buyers to park off property during showings and inspections.

Please remember to abide by the Community Code for apron parking. It is imperative that emergency access to our property be always maintained.

Half of our community lives on Marina Way, where parking is extremely limited. There are eleven garages and three common use parking pads. Everyone agrees that parking was poorly planned by the developer at Bay Pointe back in 1998. With that in mind, we must all work together within the limitations we have been given. Our *Community Code* requests that you only park on the street of your address. This includes designated common parking pads and on street parking. In the event you cannot find parking on the street of your address, you may park in any designated common use parking space. Keep in mind, the Community Code also provides that only one vehicle from each unit, may park on any common parking space at any given time. We strongly urge everyone to utilize your garage for parking one of your vehicles. Recently, a Pinellas County Sheriff deputy was called to our property by a neighbor complaining of vehicles parking too close to the stop sign at Marina Way and Commodore Drive. The officer advised us that a vehicle may not park

adjacent to the double yellow center line along Marina Way. He issued a warning to the owners of the vehicles that were in violation of the municipal code. Please be considerate of your fellow Bay Pointe neighbors so that they can safely park as close to their front doors as possible.

If anyone has concerns with parking on Bay Pointe property, we urge you to either contact our property manager or attend a Board Zoom meeting. If you have concerns with parking on unincorporated Pinellas County streets, we urge you to consult the Pinellas County Municipal Code.

A resident recently asked if anyone has exclusive use of any of the common use parking spaces at Bay Pointe. The answer is no one has the exclusive use of any common use parking space and they are available to all residents if you follow the parking guidelines outlined in the Community Code. We continue to ask all visitors to park on the street, due to limited availability of common use parking spaces at Bay Pointe.

The Board has directed our property manager to investigate signage and pavement markings, designating parking spaces and a “No Parking Fire Lane” sign on one side of the aprons. We need to strictly maintain emergency vehicle access to our property. This will eliminate any confusion with apron parking. The double-parking pad on the Marina Way side of the property, will designate nose in parking adjacent to the building and reverse parking next to the hedge. This will enable drivers’ easier access to their vehicles when two vehicles are parked on the pad.

Tree Trimming

The Board retroactively awarded a bid of \$2,000.00, to Pecker Heads Tree Service, to prune and trim our property ahead of hurricane season. Their bid was less than half of the closest bidder. They were professional, respectful and did a great job earning our business.

Hedge Replacement

The Board voted unanimously to replace a section of hedge along Commodore Drive. This hedge was damaged years ago by a misdirected motor vehicle. The remaining portion was removed to accommodate concrete work and tree removal. The Association purchased 21 Walter’s Viburnum plants at \$12.99 each. Keith and Larry volunteered their valuable time to pick up the shrubs at Wilcox Nursery, and plant them. This saved us a lot of money! Kudos to Keith Carnes and Larry Fineout for their contribution to Bay Pointe! Larry will make sure that the plants on Commodore get watered daily until they are established. We are looking for someone to volunteer to water the new plantings between the pool and the sidewalk, every day for a couple months until they are established.

Lawn Service

Our lawn service company is Bay Area Grounds. The scope of their contract can be found on our website under Vendors. Some owners have suggested that we have them plant flowers and shrubs and maintain the garden areas in the courtyards. We do not intend to expand the role of our lawn service company, as the cost is prohibitive and would increase the condo fees each of us pays every month. We encourage you to plant and maintain flowers and small shrubs to enhance your property as some owners have been doing right along. Please let the Board know in advance of any changes or additions to the landscape for preapproval.

Dumpster

Solar Sanitation has agreed to swap out our 6 yard can with an 8 yard can that has side door access. This will enable you to deposit your refuse without having to lift on the top lids. The cost is going up from \$238.00 per month for twice weekly pickup to \$260.00 per month. People have been asking for this for a while, and Solar made us an offer we could not pass up.

Website Reminder

You may access our community website at www.baypointevillas.com.

There you will have access to Board meeting minutes, financials, newsletters, **The Community Code, Articles of Incorporation**, etc. Many of your questions can be answered as you navigate through this great tool for Bay Pointe. There are three levels of access, public, owners and Board member/Community Management.

If you have forgotten the password, please reply to this email.

FYI, the minutes from the April 7, 2021 Zoom Board meeting have been posted on the website. All Newsletters are also posted on the website.

Save Baypointe Golf Course Committee Update_ (Not Associated With Bay Pointe Villas Condo Assoc)

Dear Friends,

Hope everyone is enjoying the fantastic weather and staying safe. We have some updates regarding the Baypointe property and the County's progress on the project.

First, you may have seen that the fencing was removed recently around the area where the Clubhouse was demolished. The County kept it up until then to protect the newly planted grass seed. There have been some questions about the future of the Pro Shop. It is our understanding that it is undergoing further assessment before a final determination is made regarding its possible use for equipment storage or demolition.

The County will be undertaking more evaluation of the contamination on the property and determining a plan for remediation to be reviewed by Florida Department of Environmental Protection. The brownfield assessments will start again on Wednesday, March 24th, and will last about a month so you will see some equipment soon around the property. This process will happen over the next six months or so. The remediation plan will impact the design of the project, including where wet ponds and any expansion of or new water features could be located. Because of this, any presentation of design options for public comment will be delayed until the fall.

In the meantime, the County and their design consultants have considered the recommendations which we presented to them based on the initial surveys we conducted of bordering property owners. We are pleased to say that the County has indicated that all the priorities for residents will be incorporated into the design of the project, including the following:

- The perimeter path will be positioned approximately 30 feet from the property line, subject to design challenges such as trees and grading issues.
- Regular mowing from the property line to the path and a narrower area on the other side of the pathway has been budgeted for the future maintenance of the property.
- The property will be mowed/bush hogged where possible on an annual basis.
- The perimeter pathway will likely be expanded to 10' while using as much of the existing path as practical.
- Drainage issues caused by the flow of water from the Baypointe property to various private properties are being reviewed and will be minimized wherever possible.
- Various means to delineate the boundaries of the property are being considered, including ballasts or posts positioned at points throughout in lieu of a split rail fence. (The perimeter of the Harbor Greens property may be handled differently if needed.)
- Direct access from bordering properties will be assured and there will be several other general community entry points.

We continue to be impressed by the responsiveness and professionalism of the County staff and are grateful that we now have a responsible and committed owner and neighbor. Please let us know if you have any questions or comments. We appreciate your continued support.

Happy Spring!

SBGC

Contacting Bay Pointe Villas Condominium Association

Any time you need to contact Bay Pointe Villas Condominium Association for any reason, please contact our property manager, Jenny Kidd at jkidd@ameritechmail.com or her assistant, Lisa Kazempour at 727-726-8000 ext 236.

You may contact a Board member via email at baypointevillas@gmail.com. Please do not call Board Members unless they have given you their private phone contact and the ok to call them for Association related business.

Ameri-Tech Community Management has been instructed not to provide personal phone contact information for any Resident of Bay Pointe.

We encourage everyone participate in your community by attending meetings and utilizing the website, www.baypointevillas.com for valuable information including meeting minutes.

Bay Pointe Villas Condominium Association Spring 2021 Newsletter

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