



NEWSletter

Summer at Bayport 2019

www.bayportbtc.com

This issue is dedicated to our owners who will be returning later in the year. Enjoy the news, photos and quotes from Bayport in the Summer

BOARD UPDATE

While our Board will not reconvene until November, several committees continue to meet over the summer. Of particular note is the launch of our General Manager Search. It is the intention of the Search Committee to conduct interviews in early August and to have a new manager hired and on board by October 1 to allow Jim to work with him/her until the end of the year.

General Manager posting:

Currently seeking experienced CAM-licensed General Manager for beautiful, lushly-landscaped 27-acre property on Longboat Key. Homeowners Association with 136 units, primarily owner-occupied. Current GM is retiring after 18+ successful years with us.

Required Experience:

- All aspects of HOA Management and Maintenance, including strong administrative skills
- Functional and practical building construction knowledge
- Working knowledge of Florida Condo Laws and Regulations as well as environmental and other area regulations
- Financial Management including budgeting, reporting and use of accounting systems (such as QuickBooks) and Microsoft Excel
- Excellent people skills to interact effectively with Owners, Board, Committees and groups
- Experience in managing 10+ employees – hiring, termination, delegation, review and development
- Good decision maker
- Leadership skills
- Available after hours on an emergency basis

Competitive, comprehensive compensation plan commensurate with experience, including:

- Base salary up to \$80,000(depending on experience)
- Health insurance
- Life Insurance
- 401(k)
- PTO

Send resumes to Search Committee at 3850gmd@gmail.com

FROM YOUR STAFF TEAM

It is Hot!! Since the beginning of May, it has been in the high 80's to low 90's every day. During the month of May, we had very little rain which was great for our painting and roofing projects. June has been wet. It doesn't rain every day, but a 50% chance most days and when it rains it really rains, short heavy downpours. Most of the time it is late in the day, so we haven't lost much work time.

Our crew spent the entire month of May trimming trees. Bayport has over 700 palm trees as well as Ficus trees, Cuban Laurels, Black Olive trees, Oak trees, Mahoe trees and many other varieties. They were all trimmed appropriately. Trimming not only improves their appearance; it also helps protect them from damage in the event of a storm. The crew did a great job and most importantly, no one was injured! Utilizing the entire crew for a month on one project means that we fell far behind on our routine maintenance. Everyone is now working hard to get everything looking great once again.



Our painting contractor just completed this year's painting project. No rain and an end to lovebug season, allowed them to complete the work quickly. The carport roofing contractor also finished sooner than expected and passed all inspections with excellent scores. Now the deck builders are doing their work. They should complete the first deck this week and then about one per week. The entire project should be finished by the end of July. All projects cause inconvenience to residents. Thank you very much for your cooperation and understanding while we are making Bayport better.

We hope that this will be a storm free summer, but just in case, we are getting Bayport ready. Once again, the majority of owners did excellent work storing their property. The crew has been closing hurricane shutters and other assorted tasks. Mike has ordered all the supplies that we might require, and Gail is busy scanning documents to the cloud. Traditionally, Floridians slow down during the summer months....not so at Bayport! Many of the crew members are taking vacation time, but when they are here, it is time to work.

Interest in Bayport Condos for sale remains steady. We are pleased to welcome these new owners.

- 704 – Ralph & Lisa Lombardi (NJ)
- 721 – Andrew & Rikki Demetrios (IN)
- 745 – Stuart & Lauren Smith (MA)
- 747 – Peter & Joan Lesser (PA)
- 802 – Igor & Jennifer Barmash (FL)
- 803 – Bob & Lizanne Conrad (MA)
- 839 – Binoy & Noel Kamal (IL)

In addition, several units are under renovation. Those units that have been renovated appear to get more interest from potential buyers.. Check out our (www.bayportbtc.com) under Units for Sale. You'll be able to see a full listing.

By the way, while you're on the site, check out ALL the new improvements, thanks to our Communications Committee, who have worked over the summer to create this much improved visual and informative resources for owners, guests and visitors alike!
Hope everyone is having a great summer.

AROUND OUR BAYPORT COMMUNITY

Quotes from year-round residents

With more than thirty full time residents here at Bayport, we thought we'd ask a few of those owners to share why they enjoy Bayport in the Summer:

From Judith Berson:

Summer at Bayport is slower and quieter. For me, it is a balance to the busy winter season when our friends return to enjoy the weather and activities of paradise on Longboat Key. Judith Berson

From Bob and Nancy Goldsmith:

Bob and Nancy also appreciate the lack of traffic and ease of getting restaurant reservations. They like the relative quiet, but also enjoy the activity generated by the residents of 30+ units at Bayport that are occupied during the summer. In addition, Bob is happy to have fewer meetings to attend during this off season.

From Robin Green:

Bayport is very quiet but those of us who are year round residents know enough people on the island also living in empty quarters so I still play tennis 4 times a week and have a bridge game 2 or 3 times a week; and there's always catching up on reading, movies and talking to friends out of Florida. The real joy is that it's so easy to get where you are going (no traffic). And all the restaurants have special pricing so it's great to go out to places you can't get to in season. So, we are happy in our Paradise though we miss all the Bayport people that left for their other homes

From Sharon McDermott:



I am very happy living at Bayport in the summer. There are many reasons but probably the greatest reason is the serenity I feel while here. Everything slows down to a wonderful pace. My life feels more manageable; the friendships are enhanced and become more solidified. I have time to call my own. Personally, I have found my life's balance and I am happy to be at Bayport in the summer.

From Kathy Weil, referring to her son's family,

"I think the pool at Bayport is their favorite place in the world."

From Beth Smith:

Life on a Barrier Island: Summer on Longboat Key

On the Beach

*The dazzling sun slips into the Gulf summoning darkness.
A solitary tern at the edge of the surf pecks for a few scraps of food.
Only the orange lights, protecting the turtles, lead the way back.
The road is deserted, and Bayport is silent.*

On the Road

*The carriers are gone, filled with the cars of my friends,
Headed to their northern homes.
Rush hour traffic? A thing of the past.
No tires screeching, no one is harassed.
Arrive in town and start to unravel?
Not now, 'cause GMD is the "road less travelled."*

The Weather

*Forecast? radar? weather maps?
No need to open any apps.
Every day is just the same,
Hot and humid, chance of rain.*

In Town

Movies, theaters, and cafes,
Museums and the art displays,
Reservations? Hardly ever.
Arrive in groups and sit together.

However

When October rolls around
And subtle changes hearken Fall,
I'll be looking for those large car carriers
And the return of my friends for the winter season.

And from guests, visiting owners, a good time is being had by all!



From our resident ‘Pets’:



LONGBOAT KEY HAPPENINGS

Of note around Longboat Key and Sarasota are several ongoing issues that will be in the news over the course of 2020.

T-Mobile completes LBK for LTE upgrade

by: [Sten Spinella](#) Staff Writer

Folks who use T-Mobile cell service in Longboat Key might have noticed improved reception recently.

Kaitlin Craig, a communications manager for T-Mobile, confirmed that the company recently upgraded its service on towers serving Longboat. Since late May, the towers have been operating with the Long Term Evolution (LTE) of 4G, a standard that speeds up data transmission and generally improves voice service. The upgrade in Longboat was apparently long-awaited, according to Craig.

“Our site in Longboat Key was a target for LTE upgrade for some time,” Craig wrote in an email. “Our engineering teams regularly evaluate the coverage and capacity-challenged areas in the network and determine the need for network upgrades or new sites. Customer and sales feedback is also taken into account.”

A typical upgrade, Craig said, involves the addition of new LTE service. T-Mobile added new equipment in addition to some software changes, Craig said.

This upgrade isn't connected to the town's public-private partnership that is designed to install a small-cell network from one end of the island to the other as part of a comprehensive program to bury aerial cables and remove utility poles. The publicly financed portion of the initial work — burying Florida Power & Light wires — is set to begin on the south end of the island this month.

The Buccaneer Restaurant on track for 2020 groundbreaking.

by: [Sten Spinella](#) Staff Writer

Columbia Restaurant Group President Richard Gonzmart looks forward to paying homage to the legendary Longboat eatery.

The Buccaneer, named after a former Longboat Key restaurant staple, expects to break ground in early 2020.

Columbia Restaurant Group Chief Marketing Officer Michael Kilgore said there have been no delays in the building process and that the plan was always to open the restaurant when it's ready, not according to an artificial schedule or deadline. At one time, 2019 was mentioned as the year construction would launch. Kilgore emphasized there was no delay, just that the company is working on several avenues preceding construction.

Kilgore said there will soon be a pre-meeting with the town of Longboat. The town will give the ownership group a matrix of milestones to meet. The group will then have a site plan submitted within six weeks.

"We think in the next four or six months we will have fulfilled, we hope, all the requirements of the city, and then we plan to break ground in the first quarter of 2020," Kilgore said.

Kilgore also said that Columbia Restaurant Group President Richard Gonzmart is excited about the restaurant concept.

"He's already purchased 150 cases of French wine being kept in a climate-controlled environment," Kilgore said. "He's already purchased furnishing and artwork, some of it from the 1500s and the 1600s; we've got some 60-year old stained glass; he's commissioned a statue; he refurbished his mom's 1926 Steinway piano; that'll be in the restaurant. We realize people aren't seeing that, but trust me, there are lots of things happening in preparation."

The new restaurant will be steeped in Longboat Key history. Gonzmart has said that his parents' favorite restaurant, excepting the Columbia, was The Buccaneer Inn, owned by Sarasota developer and Longboat Key luminary Herb Field.

"My goal and my dream is to make this new restaurant an architectural gem and to pay homage to some of that restaurant's beloved menu items, such as oysters and prime rib, as well as to add distinctive touches," Gonzmart said in a 2017 statement.

Town Chooses Taller Light Poles

The Town of Longboat Key reports that these will all be accompanied with wireless telecommunications antennas which is part of the town's effort to create a community-wide wireless network. Work will begin this year and will be completed by 2022.

In other news:

Columbia Restaurant Group Buys Its St. Armands historic location

Columbia Restaurant Group purchased the property it has occupied since 1959 on St. Armands Circle. The Columbia group bought the 30,000-square-foot building from St. Armands Circle Investments LLC. The two main tenants of the building are Columbia and Cha Cha Coconuts next door.

Fruitville Road Roundabout Construction to start soon

In addition to this roundabout, nearby, the roundabouts that are currently under construction at 10th Street and 14th Street on US 41 should be completed by the end of this year. Eventually, public art will adorn the center of all the roundabouts.

***IF YOU LIKED THESE PHOTOS, PLEASE GO TO WWW.BAYPORTBTC.COM TO SEE LOTS MORE!
AND, WHILE YOU'RE THERE, CHECK OUT THESE SECTIONS***

Under Home:

- *Dining Out (add your own favorite!!!)*
- *Photo Gallery*

Under Governance:

- *Board of Directors and Committee Chairs*
- *Meeting Minutes*
- *Financials (2019 Budget)*

Under Contacts:

- *Bayport Staff Directory*
- *Website Suggestions (Your chance to tell us what you like/don't like/would like to see)*



Until we meet again.....