

NEWSLETTER



APRIL  
2026



**Meetings**

**ACC (Architectural Control Committee)**

May 2, 2026

9:30 a.m.

Cabana/Pool Area- 301 Parkside Lane

Agenda available after April 29, 2026

**Board of Directors- Regular meeting**

May 21, 2026

6:00 p.m.

24701 US Highway 19 North

(Suite 102)

ALL RESIDENTS WELCOME

Agenda available after May 18, 2026

**2026 ZOOM Meeting Information (link)**

Please log-into:

Philippe Bay website

Zoom Meetings for year 2026

**CLICK HERE: March 19<sup>th</sup> Recorded Board Meeting**  
**(passcode: P85rXT8%)**

**President:** Sheryl Czipott

**Vice President:** Vacant

**Treasurer:** Deb Martin

**Secretary:** Lori Deal

Director at Large: Julie Prudden

Director at Large: Pat Gorman

Philippebayassociation.org  
Ameri-Tech

Brian Bongo, Property Manager

877-726-0000 (316)

bbongo@ameritechmail.com

**Did you know?**

Philippe Bay Association actually has 2 websites

- [Philippebayassociation.org](http://Philippebayassociation.org)
- [CINC Systems](#) (Initially set up as a payment portal)

**What does [Philippebayassociation.org](http://Philippebayassociation.org) website host (NOT logged in)?**

- Board of Directors and ACC members
- Governing Docs
- Association insurance policies
- Notices
- Property Management contact info

**What does [Philippebayassociation.org](http://Philippebayassociation.org) website host (LOGGED IN)?**

- Resident Info
- Contacts, Requests and applications
- Board and ACC meeting minutes
- Financials, Contracts and Bids

**What does [CINC](#) website host (MUST BE LOGGED IN)?**

(Please register if you have not done so)

- Your profile (Account, name and login info)
- Pay and view payments
- Your account information
- Community Info (Directory and Documents)
- Contact Ameri-Tech form

**Need Help?** email or call: [support@ameritechmail.com](mailto:support@ameritechmail.com) or call (877) 726-0000

**215 Lighthouse Court-** The property was sold at a foreclosure auction for \$236,100 on January 29, 2026 by *tabdaf llcFlahms llc*. The property is currently listed for \$332,400.

**Reminders-**

- All residents, according to Philippe Bay Association Declaration of Covenants, ALL pets must be on a leash when walking within the community for the safety of all. Please keep all trash cans out of sight.
- All residents, due to limited parking, kindly use your garages and driveways first.
- Do not block sidewalks or fire hydrants
- Hurricane prep cleanup June 8-10

# Construction/Common Area Updates:

## Swimming Pool and Deck

At the October Board meeting, the board voted to sign a contract with Xcellent Pools for deck improvements and crack repairs in the amount of \$87,979.98. Work started the beginning of February, the contractor identified additional work that would be required to the pool walls in the deep end of the pool. Proposed change orders totaling an additional \$121,234.69 ( new total \$209,214.67) was submitted to the Board for a 42 year old pool. Julie Prudden suggested an independent 3<sup>rd</sup> party to provide a 2<sup>nd</sup> opinion on the contractors recommendations . G.B. Engineering was retained to conduct an independent inspection. You can click here to read the report. At the March 19<sup>th</sup> Board meeting, the Board voted to move forward with G.B. Engineering to provide design and specifications at this time for a new pool in order to obtain competitive bids.



**Restricted lawn watering-** Due to severe drought and a Modified Phase III "Extreme" Water Shortage Order, Pinellas County has restricted lawn watering to one day per week, effective April 3, 2026. Watering is permitted only from 12:01 a.m. to 8 a.m. OR 6 p.m. to 11:59 p.m. on scheduled days. Addresses ending in even numbers Tuesdays, addresses ending in odd numbers Thursdays. Fines of \$193 can be issued for violations. Applies to all water sources.

## Recent Philippe Bay Coyote Sightings- Quick Safety Tips

- **Secure Food Sources:** Never feed coyotes. Secure garbage cans, clean up fallen fruit, and feed pets indoors to avoid attracting them to your yard.
- **Pet Protection:** Keep cats indoors and walk dogs on a short leash (6 feet or less). Avoid walking pets at **dawn or dusk**, when coyotes are most active.
- **Supervise Outdoor Time:** Do not leave small pets unattended in backyards, as coyotes can scale fences up to 6 feet high.
- **"Haze" to Deter:** If you see a coyote, don't run. Instead, stand your ground, wave your arms, and make loud noises with a whistle, air horn, or "coyote shaker" (a can with pennies) to scare it away.

LINK: [Living with Wildlife and Preventing Wildlife Conflicts](#)



## **Local happenings** (click on event for more info)

- [Clearwater Pier 60 Sugar Sand Festival- Through 4/12](#)
- [Tarpon Springs Sponge Docks Festival- 4/18-4/19](#)
- [Pickin' in the Park- April 10](#)
- [Best Main Streets 2026 USA Today](#)
- [Stunning Bayfront Gem](#)
- [Hands Across Safety Harbor May 16th](#)
- [3<sup>rd</sup> Friday Safety Harbor- April 17](#)

## **Volunteers needed**

The Board of Directors of Philippe Bay Association is considering establishing a new non-statutory infrastructure committee. This committee is advisory in nature and serve at the pleasure of the Board. If interested, please contact Julie Prudden at: [jppbassoc@gmail.com](mailto:jppbassoc@gmail.com)

This committee will focus on gathering bids, evaluating the condition of common areas, establishing volunteering events, conducting technical and other research, and suggesting long-term improvement plans for the Board to budget and possibly approve.

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**In Memoriam**, neighbor on Bayshore Ct. and long time resident of Philippe Bay , Dan Jacobs passed away on Jan 19th. The family created this website: Follow Dan's Art and Legacy [WWW.GDanielJacobs.com](http://WWW.GDanielJacobs.com)



## **Welcome to Philippe Bay**

- 1907 Bayshore Ct- December 18, 2025-Sandra W Lake
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