

**BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, DECEMBER 23, 2019**

**I. CALL TO ORDER**

A regular meeting of the Board of Directors, Bayport West Homeowners Association, Inc., was called to order by Roger Verszyla, President and Chairperson, on the above date at 7:00 PM at the private Bayport West residence of Roger Verszyla, 10838 Venice Circle, Tampa, Florida 33635.

**II. ROLL CALL**

Quorum Present  
Directors Present: Bob Gilbert, Claire Matthews, Patrick Murphy, Sharon Peterson, & Roger Verszyla  
Directors Not Present: None  
Other: HOA Manager: Ron Trowbridge

**III. MINUTES**

On motion by Bob Gilbert, duly seconded, the Board unanimously agreed to waive the reading of the November 25, 2019 regular and organizational Board meeting minutes and approve the minutes as presented. On motion by Claire Matthews, duly seconded, the Board unanimously agreed to waive the reading of the November 25, 2019 annual membership meeting minutes and approve the minutes as presented

**IV. REPORTS**

**A. MANAGER'S FINANCIAL REPORT**

The Board and Management reviewed the November 2019 financial reports and the current receivables report.

**B. MANAGER'S GENERAL REPORT**

The Manager updated the Board on the on-going transition of management services to Ameri-Tech effective January 1, 2020. Roger Verszyla reminded the Manager to turn over the bulletin board key. The Manager and Board reviewed the Deed restrictions violations list and Roger Verszyla reported on those lots from his observation which have since come into compliance. Additional violations observed were reported by Mr. Verszyla.

**C. SELF HELP PROJECTS**

Self-help lawn servicing continues at 10852 Venice Circle with bill back to owners.

**D. WELCOME COMMITTEE REPORT**

Roger Verszyla reported there were no new welcomes since the last meeting.

**E. NEWSLETTER**

Roger Verszyla reported that the next newsletter remains planned for January 2020. Articles are being drafted.

**F. FERAL CATS CONTROL COMMITTEE**

Claire Matthew updated the Board on feral cat control operations and continuing progress. The committee is speaking with homeowners to coordinate additional captures at problem locations within the neighborhood. The number of traps being placed has been reduced to three or so. Captured cats are taken to the Humane Society or Vet services for processing. Bob Gilbert expressed concern over the uncontrolled feeding by homeowners of cats within the neighborhood. Roger Verszyla will research the effect of such feeding activities on the feral cat problem

**G. OFF-DUTY POLICE TRAFFIC CONTROL**

Roger Verszyla reported there were no new speed control activities by the State Trooper since the last meeting.

**H. COMMUNITY EVENTS UPDATE**

Roger Verszyla updated the Board on upcoming events to include the planned dine-in on February 19 and the March 14 garage sale with shredding services. The Board confirmed there will be no 2020 Spring Fling.

V. **UNFINISHED BUSINESS**

There was no unfinished business.

VI. **NEW BUSINESS**

A. **GENERAL**

Roger Verszyla advised the Board that he had met with the adjacent Fire Station staff concerning problems with vehicle owners cutting through and against the station's one-way drive to gain unauthorized access to Pistol Range Road. The Board discussed unsightly problems with the trash/recycling trucks marring the roadway with tires and spilling waste liquids and "slop" onto the roadway. Roger is working with the service in attempts to have the roadway cleaned as well as reduce the problems.

B. **ARCHITECTURAL APPLICATIONS**

The Board confirmed approval of the new garage door request at 7003 Drury. Follow up is ongoing to obtain final approval for the new garage door at 7015 Drury.

C. **HOMEOWNER COMMENTS**

There were no members in attendance.

D. **BOARD MEETING START TIME AND MEETING LOCATION CHANGE**

On Motion by Claire Matthews, duly seconded, the Board unanimously agreed to schedule start times for future Board meetings for 7:00 PM. On Motion by Bob Gilbert, duly seconded, the Board unanimously agreed to hold future Board meetings at the Lutheran Church of Our Savior on Hillsborough Avenue.

VII. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:40 PM.

*Approved by the Board on \_\_\_\_\_, 2020*