

**BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.
REGULAR AND ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 25, 2019**

I. CALL TO ORDER

A regular and Organizational meeting of the Board of Directors, Bayport West Homeowners Association, Inc., was called to order by Roger Verszyla, Chairperson, on the above date at 7:45 PM at the Blount Curry Funeral Home, 6802 Silvermill Drive. The meeting was convened immediately following the Annual Membership Meeting.

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 October 28, 2019 regular meeting minutes and approve the minutes as presented.

IV. ELECTION OF OFFICERS AND APPOINTMENT OF ACCOUNT SIGNATORIES

On motion by Bob Gilbert, duly seconded, the Board unanimously elected Roger Verszyla, President. On motion by Roger Verszyla, duly seconded, the Board unanimously elected Claire Matthews, Vice President; On motion by Bob Gilbert, duly seconded, the Board unanimously elected Sharon Peterson, Treasurer; On motion by Roger Verszyla, duly seconded, the Board unanimously elected Patrick Murphy, Secretary. The Board unanimously agreed to appoint all Directors as Signatories on Association Bank accounts.

V. REPORTS

A. MANAGER'S FINANCIAL REPORT

The Board and Management reviewed the October 2019 financial reports and the current receivables report. Expenses for the State Trooper speed control is being booked under the Contingency account. A new Account for feral cat control expenses is reflected on the financial report.

B. MANAGER'S GENERAL REPORT

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 that two welcome packages were mailed to new homeowners at 7130 Silvermill Drive and 10804 Venice Circle.

E. NEWSLETTER

Roger Verszyla reported that the next newsletter remains planned for January 2020.

F. FERAL CATS CONTROL COMMITTEE

Claire Matthew reported that additional capture sites in the neighborhood are being identified.

G. OFF-DUTY POLICE TRAFFIC CONTROL

Roger Verszyla updated the Board on speed control activities by the State Trooper. Streets are being monitored in the early morning as well as in the evenings.

VI. UNFINISHED BUSINESS

There was no unfinished business.

VII. NEW BUSINESS

A. GENERAL

Roger Verszyla thanked Sharon Peterson for holiday decorations displayed at the main entrance.

B. ARCHITECTURAL APPLICATIONS

There were no architectural applications for consideration.

C. EVENTS

Roger Verszyla proposed a Community Dine-in for February 19, 2020 at TGIF, a Garage Sale on March 14, 2020 with documents shredding services available, and a Spring Fling for April 4, 2020 coordinated by volunteer Sharon Peterson.

D. HOMEOWNER COMMENTS

Members in attendance were given an opportunity to address the Board.

E. BOARD MEETING START TIME CHANGE

The Board agreed that commencing in December 2019, Board meetings will start at 7 PM.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:17 PM.

Approved by the Board on December 23, 2019

BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
NOVEMBER 25, 2019
MEETING MINUTES

I. CALL TO ORDER

The Year 2019 annual meeting of the Bayport West Homeowners Association, Inc. was called to order by Roger Verszyla, President and Meeting Chairperson, on November 25, 2019 at 7:05 P.M. at the Blount Curry Funeral Home, 6802 Silvermill Drive, Tampa, Florida.

II. ROLL CALL Quorum Present 31 units represented
Total Votes Possible 235 Required for Quorum 24
Valid Proxies Submitted = 24 Units represented at meeting = 7

III. PROOF OF NOTICE

Management reported the dates notices of meeting were sent. The first notice was distributed on September 25, 2019, and the second notice on October 25, 2019. A Manager affidavit to such mailings will be filed in the records.

IV. MINUTES

Upon motion made by Homeowner Bob Gilbert, duly seconded, and upon unanimous agreement of the Membership, the reading of the minutes of the prior annual meeting of November 26, 2018 was waived and the minutes approved as presented.

V. ELECTION OF DIRECTORS

Four Director positions were up for election, three positions for three (3) year terms and one for a two (2) year term. Homeowners Marvin Bruha, Bob Gilbert, Diane Luke, Patrick Murphy, Sharon Peterson, and Roger Verszyla were on the ballot each having earlier submitted a Notice of Intent to be a Candidate. Nominations were opened from the floor for additional Candidates. There being no nominations from the floor, on motion by Homeowner Sharon Peterson, duly seconded, the Membership unanimously agreed to close nominations from the floor. Marvin Bruha, present, announced his withdrawal from the ballot. A count of the ballots was taken by volunteer election supervisors to determine the three candidates receiving the three highest number of votes for election to the three year terms and the Candidate receiving the fourth highest number of votes for the two year term. Candidates Roger Verszyla, Sharon Peterson, and Bob Gilbert were seated for the three year terms and Candidate Patrick Murphy for the two year term.

VI. REPORTS

Roger Verszyla updated the membership on recent speed control by hired State Troopers as well as informed attendees of a pending change in management effective January 1, 2020. A website is planned for YR 2020.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VIII. NEW BUSINESS

A homeowner inquired about alligators in the lakes and another inquired about who was responsible to mow grounds outside the perimeter fences. Roger Verszyla reported that the HOA contractor services outside the fence line.

IX. ADJOURNMENT

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

Approved by the Board on December 23, 2019