

BAYPORT WEST HOMEOWNERS'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 28, 2020

I. CALL TO ORDER

Roger Verszyla, President called the Bayport West Homeowners Association, Inc. meeting to order at 7 pm on September 28, 2020, at The Lutheran Church of our Saviour- Hall, 8401 W. Hillsborough Ave. Tampa.

II. Roll Call

Quorum Present

Directors present: Claire Matthews, Sharon Peterson, Bob Gilbert, Patrick Murphy, and Roger Verszyla

Management Company: David Drake

III. Minute - August 24, 2020

Motion to waive the reading of the minutes and accept as presented by Claire Matthews and seconded by Bob Gilbert, all were in favor and the motion carried.

IV Reports

A Financial Report by Management

1 Financial statement – status of accounts: A report was produced by the management company and discussed between Board members and Management

2 Collections/Delinquencies - Collection Agency Update: Roger Verszyla presented the status of outstanding receivables. A discussion regarding two outstanding receivables of property owners was discussed and approved by the board to forward to our collection company.

3 2021 – Budget – Review and Approval: The budget was reviewed for 2021 and submitted by Roger Verszyla and Sharon Peterson our Treasurer. There were questions asked and answered. A motion was passed by Bob Gilbert and second by Claire Matthews and agreed to by all Board members to accept the budget for 2021 as presented.

B Manager's Report

1. Management Transition: The management company representative has been working with Roger and Pat on the violations, etc. Roger reported the professionalism of the management company representative was outstanding.

2. Violation Enforcement: Roger shared with the board his finding and recommendations for additional letters necessary to help achieve compliance of the violations.

C. Self- help program: -10852 Venice Circle continues.

D. Welcome: Roger Verszyla shared with the Board one new homeowner name and addresses who was welcomed. He is not doing person to person presentations and is mailing the books directly to the new owners. Bob indicated that the welcome letter should include information regarding our web page, and Roger agreed.

E. Newsletter: Roger stated that the news-letter should be available for distribution around the second week of October

F. Feral Cat program: Claire Matthews reported that 4 cats have been caught and fixed and G. the remaining 2 cats in that area are male Feral cats and should not be a problem.

H. Off-Duty Police activities: Roger Verszyla indicated to the Board via e-mail information regarding the violations being produced by the officer for the current month.

I. Events Update: No events planned.

I. Architectural Request: 2 were received and approved via e-mail with Board members

V. Unfinished business

1. A discussion was held regarding the weeds in the bushes along Hillsborough Avenue should be taken care of by the landscaping contractor at a reasonable cost. The board agreed with that solution

VI. New Business

1. Roger indicated to the Board the need for a change in the by-laws regarding rentals and the need for more control both by the management company and the Board of Directors. Bob presented many questions and Roger indicated he will get with the attorney to secure answers and produce a rough draft of changes for board Review at next meeting.

2 Roger shared with the Board some pictures of the right-away access gates that were in bad condition and suggest that the association consider vinyl gate replacements. Bob indicated that we should get approval from adjoining property owners Roger indicated he will secure a price and owner's permission.

VII. Homeowners Comments regarding agenda items - A homeowner was at the meeting and shared some concerns about the positivity of more control in the approval process for rentals

Adjournment - Meeting was adjourned @ 7:55 PM

Approved by the Board on \_\_\_ 10/26/20 \_\_\_\_\_