

BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 28, 2021

I. CALL TO ORDER

Roger Verszyla, President, called the Bayport West Homeowners Association, Inc. meeting to order at 7:03 PM on June 28, 2021, at 10838 Venice Circle, Tampa, Florida 33635

II. Roll Call

Quorum Present

Director's present: Claire Matthews, Patrick Murphy, Sharon Peterson, and Roger Verszyla

Absence: Bob Gilbert

Management Company: David Drake

III. Minutes – May 24, 2021

Motion to waive the reading of the minutes and accept as presented by Claire Matthews and seconded by Sharon Peterson. 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. Roger indicated that the management company has now corrected the on-going problems with the posting of legal recovery.

2. Collections/Delinquencies - Collection Agency Update: Roger Verszyla presented the status of outstanding receivables on behalf of Alliance. Roger indicated that for May one outstanding receivable of \$27.00 has been collected. He also indicated that there have been some communication problems but feel all issues are now resolved.

B. Board update status

1. Violation Enforcement: Roger indicated that Larry Lenard will be accompanying the inspection team And a new vest has been purchased for that member. A review of the violation report was not reviewed and Roger indicated that there no recommendations for legal action.

2. Self- help programs: No self- help performed this month.

3. Welcome: Roger stated that there was one new homeowner 7025 Silvermill Road

4. Newsletter: September is the next due publication

5. Feral Cat Program: Claire Matthews reported no new activity.

6. Off-Duty Police activities: Roger shared with the board a report reflecting the activity for the current Month

7. Legal Update: Roger Shared with the Board ongoing updates to legal issues with homeowners

V. Unfinished business

1. Roger indicated all the old documents and amendments have been condensed and reviewed by the attorneys and him. He indicated that the new set of documents are now with the attorneys to get recorded. He stated that a committee has been formed to review the documents for deletions and additions. The Board decided that every Tuesday at 7 PM, a meeting will be held at Rogers house to start the review process. All changes will need a majority vote in-order to be included in the rewrite of the documents. A list of members on the committee was shared with the Board and it has a diversity of homeowners.

V. New Business

1. Architectural request – There were 4 requests, and all were approved via electronic mail.

2. Homeowners Comments regarding agenda items –

3. Sharon, indicated a concern about the bushes in front of the subdivision and their health. Claire indicated she will contact Green Thumb for a review as to their health and any recommendations

4. Sharon asked about the sprinkler system. Roger indicated the system was off, but he turned the system on.

Adjournment - Meeting was adjourned @ 7:47 PM

Approved by the Board on ____ July, 26, 2021 ____