

Bayport West HOA Minutes April 25, 2022 By: Sherry Trojello, Secretary

Location: Lutheran Church of Our Savior, 8401 W. Hillsborough Ave., Tampa, Fl. 33635

I.) Call To Order: President, Roger Verszyla, called the meeting to order at 7 p.m.

II.) Roll Call: Present: Roger Verszyla (President)RV; Sharon Peterson(Treasurer) SP: Sherry Trojello(Secretary) ST and Bob Gilbert(Director) BG. Absent: Nick Bricetto(V. President)NB and David Drake(Ameritech LCAM) DD.

III.) Reading and Approval of Prior Minutes: ST presented the revised December 27, 2021 minutes as unofficially approved by email by all Board members. BG made a motion to accept the December 27, 2021 revised minutes as written and presented. SP seconded the motion. Motion carried. ST signed the minutes.

ST presented the February 28, 2022 minutes as unofficially approved by email by all Board members. BG made a motion to accept the February 28, 2022 minutes as written and presented. SP seconded the motion. Motion carried. ST signed the minutes.

ST presented the Special Meeting Minutes as unofficially approved by email by all board members. BG made a motion to accept the Special Meeting Minutes as written and presented. SP seconded the motion. Motion Carried. ST signed the minutes.

IV.) REPORTS:

A.) Financial Report by Management:

- 1. Financial Statement-Status of Accounts:** RV provided the March 22, 2022 Financial Report by Ameritech. Reviewed by Board members.
- 2. Collections/Delinquencies-Collection Agency update:** The April 8, 2022 report was received and reviewed by all Board members.
- 3. List of Delinquency Homeowners to be released to Collection Agency:** Discussion of all outstanding collections except those already established with Legal. BG made a motion to send the list as noted to the Collections Agency. SP seconded the motion. All agreed. Motion carried.

B.) Board Update Status:

- 1. Violations Enforcements:** RV provided monthly report. One property is outstanding with "Final, final" status based on information given by RV.
- 2. Self Help Program:** The "Final, final" property was discussed. With this property RV felt it appropriate to recommend Self Help (as opposed to sending it to the attorney) to bring the property into compliance. BG made a motion for this property to go to the Self Help Program. SP seconded the motion. All agreed. Motion carried.
- 3. Welcome:** 5 Welcome Notebooks; 2 mailed and 3 hand delivered.

4. Newsletter: Ready for Distribution May 1, 2022


5. Feral Cat Program: RV advised the board the cat had been caught, taken for overnight visit with vet and released back into the neighborhood after treatment.

6. Off Duty Police Activities: Board members received monthly report via e-mail.

7. Legal Update: One outstanding case to be settled shortly.

C.) Unfinished Business:

Landscaping Update:

ST stated the Landscaping Committee had consult appointments with two nurseries: Odessa Garden Center (OGC) and Green Thumb Nursery (GTN) A selection of four plants appropriate to the front wall environment was made and we requested an on-site evaluation. The consensus from GTN and OGC was that the irrigation system needed immediate attention. GTN felt much could be saved if irrigation system was repaired and OGC wanted to replace ½ landscaping immediately. ST recommends GTN over OGC. ~~Report provided to all Board members via e-mail.~~ 

RV set appt for American Irrigation Services (AIS) to address the issues 4/25/22. AIS did a system check, replaced a rotor, repaired the dripline in 3 places, set the timer, made several adjustments for better coverage, materials to include a rotor, displaced fittings, 2 driplines and a labor charge. He will return in a week to do other necessary work on the irrigation system. RV paid him \$281.50.

ST made a motion that we reimburse RV for the American Irrigation Services invoice dated 4/25/2022 in the amount of \$281.50 for repairs to the front landscaping irrigation system. BG seconded the motion. All agreed. Motion passed.

D. New Business

1. Architectural Requests: one roof and one garage door

2. Homeowners' Comments: none

V.) Adjournment: RV asked if anyone had anything else. SP made a motion to adjourn the meeting. BG seconded the motion. All agreed. Motion carried. Meeting adjourned at 7:40 p.m.

Approved By Board:

6/27/22

Secretary, Sherry Trojello

