

Location: Lutheran Church of Our Savior, 8401 W. Hillsborough Ave., Tampa, Fl. 33615

Call to Order: President Roger Verszyla called the meeting to order at 7:00 p.m.

Roll Call: Roger Verszyla (RV) President, Sharon Peterson (Treasurer) SP, Nick Bricchetto (Vice President) NB, Sherry Trojello (Secretary) ST, Bob Gilbert (Director) BG and David Drake (Ameritech LCAM) DD.

Reading & Approval of Prior Minutes: RV asked for the reading of the minutes of June 27, 2022. SP made motion to waive the reading of the June 27, 2022 minutes and to accept them as corrected. NB seconded the motion. All agreed. Motion carried. ST signed the minutes.

Reports

A. Financial Report by Management

1. Financial Statement-Status of Accounts: The June 2022 and July 2022 Financial Reports by Ameritech were received via email and reviewed by all board members. RV asked if there were any questions. No questions.

2. Collections/Delinquencies-Collection Agency Update: The Alliance July 8, 2022 and August 8, 2022 reports were received via email and reviewed by all board members. RV stated the balance remaining is now \$1843.50.

B. Board Update Status:

1. Violations Enforcements:

a. RV stated there were two properties that had reached their "Final, Final" written notice. RV asked for Board approval to send the properties over to the attorney for follow up. BG made a motion to send the two "Final, Final" properties to our attorney for processing. SP seconded the motion. All agreed. Motion carried.

b. RV asked if there were any questions about Violations. ST asked DD why the property near our back entrance on Silvermill Dr. were not written after she presented photo evidence in June about the properties. DD did write untidy hedges on Drury St. from the same set of photos. DD stated the others were properly maintained. ST stated the HOA Board Members have an obligation to enforce our Declaration rules as written including Section 11 on hedges and should not modify it without an Amendment.

2. Self Help Program:: None at present.

3. Welcome: 6 rentals received Welcome Letters. 1 Welcome package was given.

4. Newsletter: Newsletter distribution is ready for Wednesday, September 1, 2022

5. Feral Cat Program: No new activity. Newsletter will have an article about the cats.

6. Off Duty Police Activities: RV presented a report for the board for one day's violations and the second day will be this week.

7. RV stated the attorney is moving forward on the 16 panel garage door violation.

8. Insurance Update: RV stated all policies are now in effect with a savings of \$121.61.

(Replaced errors and omissions.)

C. Unfinished Business:

1. Landscaping Update:

2. Landscaping Update: ST mentioned the first estimate chosen by the Board sent via email on July 15, 2022 is the final Board approved estimate in the amount of \$6,395.81. There are nine extra Verbernum built in the estimate. If we don't need the plants we will not be charged for them. ST shared a diagram to reflect the color scheme of the plants for the Board.. The work will be completed September 28th and 29th.

3. Palm Tree Cleanup: RV stated he had gotten an estimate of \$25.00 per tree for BPW's 18 Palm trees in our front entry for a total of \$450. RV will pay the tree man and requested approval for reimbursement. ST made a motion that RV be reimbursed \$450 for the trimming of 18 palm trees by Steve Fischer on August 30, 2022. SP seconded the motion. All agreed. Motion carried.

D. New Business:

1. Budget Review: RV stated he and SP would review the budget numbers for this year and present a report for next years' 2023 budget for Board Approval at the October Board Meeting..

2. Board Openings: This November brings four openings on the Board. (Roger's, Sharon's, Bob's and Nick's positions.) They were provided the form "Notice of Intent to Be a Candidate for The Board of Directors Bayport West Homeowners Association, Inc.

3. Architectural requests: 9 requests

2. Homeowners Comments: none.

V. **Adjournment:** BG made a motion to adjourn the meeting. SP seconded the motion. All agreed. Motion carried. The meeting adjourned at 7:45 p.m.

Approved By Board:

12 / 19 / 2022

Secretary, Sherry Trojello

Sherry Trojello

Kelsey Matta 12/19/2022