

Bayport West Homeowner Association, Inc.

BUDGET MEETING, October 30, 2022

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

Call To Order: President Roger Verszyla brought the meeting to order at 7 p.m.

Roll Call: Present: Roger Verszyla, President; Sharon Peterson, Treasurer, Sherry Trojello, Secretary; Bob Gilbert, Director, David Drake, LCAM, Ameritect.

Absent: Nick Brichetto, Vice President

QUOREM ESTABLISHED (4 of 5 Board members Present.)

Proof of Notice: Notice of 2023 Budget Adoption Meeting was mailed Oct. 5, 2022.

Roger Verszyla asked David to explain to homeowners present why a proxy was necessary for this Budget Meeting. One homeowner had a budget question. David addressed his question and told the homeowner to call the Ameritect accountant, Bonnie, if he had any further detailed questions.

VOTE: David Drake counted 16 "yes" votes and "46 "no" votes all by Proxy to "Roll Over Excess Funds" into the 2023 budget. No physical vote was taken from the 15 members in attendance as it would not have changed, the outcome of the vote.

Board Approval of the 2023 Budget: Roger asked for those in favor of the 2023 budget. All board members present voted to approve this year's budget. V. P. Nick Brichetto who was absent sent his vote for his approval by e-mail. The 2023 Budget passed unanimously.

Adjournment: Roger Versyzla stated business was concluded and made a motion to adjourn the meeting. Bob Gilbert seconded the motion. All present agreed and the motion carried. The meeting adjourned at 7:15 p.m.

Secretary, Sherry Trojello

11/30/2022

Sherry Trojello

Approved By Board:

12/1/2022

Secretary, Kelsey Morton

Kelsey Morton

Bayport West HOA Minutes October 30, 2022

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 7:18 p.m. following the Budget Meeting.

Roll Call: Roger Verszyla (RV), President; Sharon Peterson (SP), Treasurer; Sherry Trojello (ST), Secretary; Bob Gilbert (BG), Director and Davis Drake (DD), Ameritech LCAM. Absent: Nick Brichetto (NB), Vice President. **QUOREM** established.

Reorganize: This item was skipped over.

Reading/Approval of Prior Minutes: RV asked ST if the Minutes of August 29, 2022 were ready. ST stated the two corrections were made but item B.1.b. had not been deleted. ST tried to explain but was cut off by RV who moved to not accept the minutes. BG seconded the motion. SP agreed. Motion passed.

Reports:

A. Financial Report By Management:

1.. Financial Statement- Status of Accounts: All board members received a report via e-mail and there were no questions.

2. Collections/Delinquencies: RV reported there were 5 properties in Collections.

B. Board Status Update:

1. Violations Enforcements: Violations were reviewed showing no violations in "Final, Final" status. One other violator in attorney status has requested another 14 days to comply. The request was granted.

2. Self Help Program: RV stated that our recent self help program receiver just made his first payment back to the association.

3. Welcome: Two welcome letters were issued to two new renters whose properties are owned by investment companies.

4. Newsletter: Next publications is due January 1, 2023. RV asked that articles be submitted to him by December 15, 2022.

5. Feral cat Program: The board was advised there is one cat being sought.

6. Off Duty Police Activities: The October 2, 2022 report received by the board members via e-mail reflects a drop in speeding citations and a rise in stop sign violations.

7. Legal Update: RV advised the Board that one property in attorney status is close to being resolved.

C. Unfinished Business: ST advised the Board that the Landscaping Project was completed on October 4th and 5th. The final cost was several hundred dollars less as Green Thumb was able to save more of the original green shrubs than expected. The Board is appreciative of her efforts and attention to this project which adds a more pleasing look to our community.

D. New Business:

1. Irrigation Proposal: RV advised he had secured a new proposal from American Irrigation Services which will perform checkups and necessary service on a quarterly basis for our irrigation in the front wall area.

2. Architectural Control Requests: Six roof requests were submitted by email and all were approved.

3. Homeowners Comments about Agenda Items: none. Homeowners had already left.

4. Reorganization: RV stated he was going to reorganize the Board. RV said Sharon Peterson would be Secretary, Bob Gilbert would be Treasurer and Sherry Trojello would be a Director. RV made that a motion. BG seconded the motion. SP agreed and ST did not comment. Motion carried.

Adjournment: RV stated this meeting is adjourned at 7:48 p.m.

Written By Sherry Trojello

Approved By Board:

12 / 19 / 2022

Kelsey Morton, Secretary

Kelsey Morton

BAYPORT WEST HOMEOWNERS ASSOCIATION , INC.

BOARD OF DIRECTORS ANNUAL MEETING

November 21, 2022

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, President, Nick Brichetto, Vice President, Sharon Peterson, Secretary, Bob Gilbert, Treasurer, Sherry Trojello Director, David Drake, LCAM and Rita Merger, Ameritech Assistant.

QUOREM: Established with 29 attendees.

Proof Of Notice of Meeting: 11/04/22_date given by David Drake.

Certification of Proxies: Done by David Drake and Rita Merger.

Read/Waive reading of Last Year's Annual Meeting Minutes: Roger asked Board members about the reading of the minutes. Board members agreed not to read the minutes. All Board members agreed to approve the minutes as written.

Election of New Directors (4):

Call for any nominations from the floor. None

Introduction of Candidates: Each of 7 candidates spoke to members about themselves: Henry Alvarez, Carl Esselmeyer, Robert Gilbert, Clair Matthews, Kelsey Morton, Sharon Peterson and Roger Verszyla. Nominations were closed.

Counting Ballots: David asked for three Homeowners to assist with Ballot Counting. Ballots were placed in a Ballot Box after voting.

Ballot counters tallied all proxies and votes for final totals.

New Business: Announcement and Seating of New Board;

One Ballot counter made the announcement as follows for the four members with the most votes:

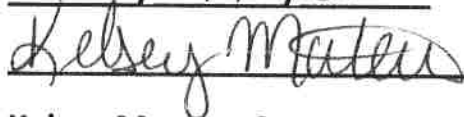
Sharon Peterson, Kelsey Morton, Henry Alvarez and Carl Esselmeyer.

Sharon Peterson thanked the membership for their votes but stated she had to decline acceptance at this time.

Adjournment: Roger Verszyla stated the election was over and the new board would have an organizational meeting. He said members could stay and listen if they wanted to. He adjourned the meeting at 7:59 p.m.

Written by Sherry Trojello, Director

Approved By Board:

12 / 19 / 2022
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Kelsey Morton, Secretary