

Bayport West | HOA Meeting Minutes - August 21, 2023

Location: 8401 W. Hillsborough Avenue, Tampa, FL 33635

I. Call To Order: President Sherry Trojello called the meeting to order at 7:00pm.

II. Roll Call:

A. Present: Sherry Trojello (ST), President; Carl Esselmeyer (CE), Vice President; Jason Bradford (JB), Director; Magda Hatka (MH), Ameritech Manager

B. Absent: Henry Alvarez (HA), Treasurer

III. Reading and Approval of Prior Minutes: ST asked for the reading of the minutes from the prior Regular Board Meeting. CE Motioned to accept the July 17, 2023 minutes as written. JB seconded the motion. All in favor. Motion carried. CE signed the July 17, 2023 minutes.

IV. Fill Vacancy for Secretary: ST made motion to accept Melissa Lovejoy (ML) as secretary to fill the open 3 year position. JB seconded the motion. All in favor. Motion carried.

V. Reports

A. Ameritech's Financial Report:

1. Status of Accounts: JB read the report for HA who was absent.

a) Operating Funds: \$74,227.30

b) Reserve: \$105,535.85

c) Recoverable Funds: \$18,257.84

d) Delinquencies: \$11,616.84

2. Truist CD- ST stated the BOD has approved moving \$80,000 from the Money Market fund into a CD at 4.95% with an annual yield of 4.99%. (Approximate interest \$2328.66.)

3. Collections-Alliance: CE stated there are 2 homeowners in collections with Allinace. One is deceased, 1 still living at BPW.

4. Collections-Decision on Assessment Delinquencies:: 11 homes; 3 in collections (1 with our attorney, 2 with Alliance) For 7 other accounts, the board voted unanimously to open collections with the BPW attorney..

B. Board Update

1. Violations and Enforcements: ST stated there were 30 closed violations in 2 months out of 78 violations in July, 101 violations in May and stated residents are working to remedy their violations. Each violation costs \$4.35. The board members had discussed a change recently to doing 3 notices instead of 4. ("Friendly Reminder", "2nd Notice", "Final Notice." "Friendly Reminder" takes the place of "1st Violation." ST noted an unapproved change in the architectural look of gables. See Newsletter Survey for a vote on any change.

2. Welcome New Homeowners: None at present

3. Feral Cat Program: Claire Matthews (CM), 2 new cats reported on Westminster, Will continue efforts.
4. Off Duty Police Report: CE provided summary of citations (July 10 - 6 violations, July 31 - 7 violations). Primarily speeding followed by stop sign and insurance violations.
5. Legal Update: 1 ongoing, hearing in October, homeowner got lawn service, invite to mediation. 1 at 6 months wrong color garage door, investment company invited to mediation. 2 new (1 with work in progress, 1 with no response).

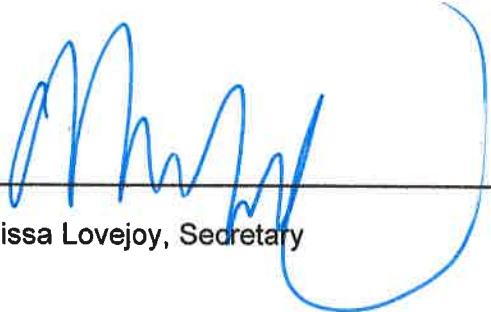
VI. Unfinished Business

- A. August Newsletter: ST advised that that most articles are ready. Will include amendment approval sheet again. Photos ready. Waiting for 1 PDF for Change Survey. Will be out at end of month if possible.
- B. Approval of Article III, Section 1 Amendment Update: ST advised it will be put in Newsletter again.
- C. Front Wall Repair Update: ST said 1 home not prepared. Waiting on vendor to send paperwork (W-9, Certificate of Insurance)


VII. New Business

- A. Architectural Control Committee Requests: 1 roof request.
- B. Privacy Fences: Options on Ponds: Board has approved 6 fences to select from on the ponds that show water view. Approximately 4 feet tall. Selected from existing fences that are already in these areas that are architecturally suitable along with standard 6 foot vinyl fence choice
- C. Preparation - 2024 Budget: All board members crunched numbers for monthly expenses.
- D. Comments Regarding Agenda Items: Numerous concerns were brought up and addressed by board members.

VIII. Adjournment: ST stated the meeting was concluded. CE made motion to adjourn the meeting at 8:07pm. CE seconded the motion. All in favor. Motion carried. Meeting adjourned.



Melissa Lovejoy, Secretary



Date