

Bayport West HOA, Inc. Regular Board Meeting

Monday, July 17, 2023, 8401 W. Hills. Ave., Tampa., Fl. 33615

- I. **Call To Order:** President Sherry Trojello (ST) called the meeting to order at 8:05 p.m.
- II. **Roll Call:** ST announced Kelsey Morton (KM) resigned due time issues. Absentees: Beverly Neudecker (BN) Ameritech and Jason Bradford (JB) Director. Present: Sherry Trojello (ST), President; Carl Esselmeyer (VP) and Henry Alvarez (HA), Treasurer.
- III. **Reading & Approval of the Minutes:** ST called for the reading of the June 19, 2023 minutes. CE made a motion to accept the June 19, 2023 minutes as written. HA seconded the motion. All were in favor. Motion passed.
- IV. **Reports**
 - A. **Ameritech's Financial Report Status of Accounts:**
 - B. HA said the Reserves are 105,275.96 and the Delinquencies are \$12,657.14. On violation notices \$767.25 for 1 month with the extra fees Ameritech charges in addition to the \$3.35 for each notice. No direct answer from Ameritech about these extra charges..
 2. **Collections-Alliance Update: (CE)** One deceased Homeowner with a Bank Foreclosure update hearing and Alliance plans to act on one homeowner who refuses to respond to communication.
 3. **Collections Assessment Delinquencies: (ST)** Total \$12, 657.14 for 15 homeowners. Can decide further handling after July 21st.
 - B. **Board Update**
 1. **Violations Enforcements:** ST stated we average 20-22 violations a week. This month: 3 "Final" and 1 "Final, Final" which go to attorney for further handling.
 2. **Welcome New Homeowners:** NONE
 3. **Feral Cat Program:** Claire submitted an article for the Newsletter on Feral Cats. No updates.

4. **Off Duty Police Report** – HA stated 21 violations in 3 four-hour sessions. (10 speeding, 3 stop signs, 5 Insurance, 2 Tag Registration, 1 Window Tint). Speeding, Stop Signs & Insurance High. Slowdown.
5. **Legal Update:** ST said we have 2 homeowners costing us a lot of money. One owes approximately \$4000.

V Unfinished Business.

- A. **August Newsletter:** We have 3 articles counting CE's.
- B. **Self Help Program:** NOTHING
- C. **Approval of Article III, Section 1 Update: (ST) 70 approvals.** Choice: 1. Need help collecting approvals. 2. put it in the Newsletter. 3. Do mailout. CAN NOT DO AMENDMENTS WITH INTERNET VOTING PER DECLARATION AND ATTORNEY.
- D. **Front Wall Repair-Final Estimate:** Waiting on paperwork from Steve at Pro Stucco. Rough Estimate: Labor: 11,200, Supplies under \$1200, Painting Separate. Will work 9 am to 7 pm. HA made a motion to use Pro Stucco to do the repairs for \$11,200 and up to 1200 in materials to fix our front wall once we get the final contract in writing. CE seconded the motion. All in favor. Motion passed.

VI. New Business:

- A. **Architectural Control Requests:** One back wall, two roof requests approved.
- B. **Privacy Fences: Ponds:** All fences that fall or are taken down must be replaced with the same or one that meets BPW approved requirements. ST read a letter aloud from the HOA attorney that specifically states that homeowners can not extend their fence beyond the original fence line due to Drainage Easements. This July 11, '23 letter is attached to these Minutes.
- C. **Comments Regarding Agenda Items:** Several questions and comments were addressed regarding agenda items. Two non- agenda items were brought up by homeowners who did not follow the rules set for "Monthly Meetings" including profanity by one member toward board members.

VII. At 8:25 p.m. ST stated all business was concluded and made a motion to adjourn the meeting. HA seconded the motion. All agreed. Motion carried.

Carl H. Esselmeyer 8/21/23

Carl Esselmeyer, Vice President

Date