

Bayport West HOA, Inc. Regular Board Meeting

Monday, June 19, 2023 8401 W. Hills. Ave., Tampa, Fl. 33615

I. Call To Order: President Sherry Trojello (ST) called the meeting to order at 7:03 p.m.

II. Roll Call: PRESENT: Sherry Trojello (ST) President; Carl Esselmeyer (CE) Vice President; Henry Alvarez (HA) Treasurer. **ABSENT:** Kelsey Morton (KM) Secretary; Jason Bradford (JB) Director; Beverly Neubecker (BN) Ameritech Mgr.

III. Reading & Approval of Prior Minutes: President ST called for the reading of the April 17, 2023 minutes. HA moved to accept the April 17, 2023 minutes as written. CE seconded the motion. All agreed. Motion passed.

IV. REPORTS

A. Ameritech's Financial Report

1. Status of Accounts: Treasurer HA gave the monthly total for Administrative (\$3,997.53), Delinquencies (\$12,626.15) and Reserves (\$105,008.08) HA commented that legal and violation notices are heavy expenses at this time.

2. Collections-Alliance Update: Vice President CE mentioned that we have 2 homeowners with Alliance in collections. 1 deceased and 1 with legal action pending.

3. Assessment Delinquencies: President ST reported 15 homeowners as delinquent. (includes 2 deceased, 2 atty cases.) Total owed is \$12,312.65

B. Board Update

1. Violations Enforcements: President ST explained violation notices cost \$3.35 each. HA stated we had \$185.50 in Charge Backs.

2. Welcome New Homeowners: 7005 Drury Street received a Welcome Packet and has already planted new sod.

3. Feral Cat Program: Claire Mathews was alerted about two kittens on Drury St. The were taken to be spayed.

4. Off Duty Police Report: Vice President CE reported violations for 4/1-6/12: 8 speeding, 14 Stop Signs, 8 Insurance, 2 tags, 1 window tint and 2 Driver Licenses.

5. **Legal Update:** President ST explained we spent \$1343.75 on legal fees in May on 2 attorney cases.

V Unfinished Business.

A. August Newsletter- ST asked if any homeowners would like to write an article for the newsletter. No volunteers.

B. Self Help Program: Nothing

C. Approval of Article III, Section 1 Update: ST has collected 68 approvals. ST asked for volunteers to help collect the approvals. ST mentioned the Investment companies cost us a great deal of money in attorney fees and this Amendment would really help us lower our attorney bills.

D. Front Wall Repair Update: ST said 3 companies came onsite for inspection-estimates: Stable Foundations said they could not do the job. Maverick Masonry came but did not follow up with an estimate. Pro Stucco gave us a ballpark estimate of \$12,000 without materials/ painting wall. They also provided a detailed plan on how to repair all cracks of varying size and depth.

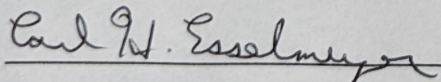
VI. New Business

A. Architectural Control Requests- 3 roof, 1 garage door, 1 back fence (color variation allowed because of "no public view").

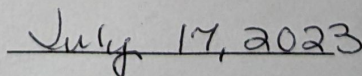
B. Comments Regarding Agenda Items: All comments regarding Agenda Items were addressed by the Board.

VII. Adjournment

ST moved to adjourn the meeting at 8:25 p.m. HA seconded the motion. All in favor. Motion carried.



Carl Esselmeyer, Vice President



Date