

**Bayport West Homeowners Association, Inc.**  
**Board of Directors**  
**Monthly Meeting**  
**January 15, 2024**

**Call to Order:** The meeting was called to order at 7:27 p.m.

**Present:** Claire Matthews (CM), Carl Esselmeyer (CE), Jason Bradford (JB), Henry Alvarez (HA), Melissa Lovejoy (ML), Magda Hatka (MH), Ameritech Manager, and Frank Friscia, Esq. Friscia & Ross, P.A.

**Proof of Notice of Meeting / Determination of Quorum:** CM noted that the meeting notice was posted 48 hours in advance. Quorum was determined.

**Approval of Meeting Minutes December 18, 2023:** CM called for a motion to accept the meeting minutes as written.

**Acceptance of Minutes**

**Motion**

**Adopted**

A motion to approve the draft minutes of the December 18, 2023, meeting as written was made, seconded, and approved.

**Officer and Committee Reports:** JB gave the Fiscal report. CM stated there were no updates for the Feral Cat Committee. CM noted that the traffic violations report was not available for presentation.

**Violation Committee Report:** Roger Verszyla presented a summary of the current violations.

**Unfinished Business:**

**Landscaping Project:** CM is working with Green Thumb nursery to obtain a quote on upgrading the landscaping along Hillsborough Avenue. The palm trees have been trimmed and the electrical and flood lights were repaired.

**New Business:**

**Updating Bylaws Specific to Color Requirements:** In order to provide clarity on the approved color guidelines, the Board noted that this would be a topic for further discussion.

**Updating Bylaws Specific to Elections:** A discussion took place regarding options to update the current election process as outlined in the Bylaws. CM indicated that in conversations she had with homeowners in 2023, many of them stated a preference for voting from a pre-determined written ballot. Mr. Friscia explained that two acceptable alternatives to revise the governing documents include: 1) Following a process similar to Condo Associations where candidates must submit an intent to run form and a resume in advance, only written ballots are accepted, and proxies are not allowed; and 2) A hybrid form of voting known as "Proxy Ballots" where proxies are allowed, but must be accompanied by the homeowners written ballot with their selection of candidates. Further discussion on this topic will be presented at the February 19<sup>th</sup> meeting and possibly March 18<sup>th</sup>.

**Homeowner Questions/Comments Regarding Agenda Items:**

The floor was open to the homeowner's comments.

**Adjournment:** With no further business, the meeting was adjourned at 7:52 p.m.

**Minutes respectfully submitted by:**

Melissa Lovejoy, Secretary

  
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Melissa Lovejoy

**Reviewed and approved by Board:**

2/19/24  
\_\_\_\_\_  
Date