

Bayport West Homeowners Association, Inc.
Board of Directors
Monthly Meeting Minutes
November 18, 2024

Call to Order: The meeting was called to order at 7:00 p.m.

Present: Claire Matthews (CM), Carl Esselmeyer (CE), Jason Bradford (JB), Melissa Lovejoy (ML), Michelle Zieziula (MZ) and Magda Hatka (MH), Ameritech Manager.

Welcome: CM welcomed everyone to the meeting and announced that there would be no election this evening due to receiving only one nomination for one vacant position. Roger Verszyla (RV) was announced as the winner to fill the open Board seat.

Appoint Chairperson of Meeting: CM volunteered to be chairperson, and the Board agreed.

Proof of Notice of Meeting: CM noted that the meeting notice was posted 2 weeks in advance.

Certifying of Proxies & Establish Quorum: There was no need for an election, therefore no need to certify proxies. Quorum was determined.

Read or Waive Minutes of Last Members' Meeting: CM called for a motion to accept the meeting minutes of October 21, 2024 as written. MZ made a motion to waive reading, JB seconded. Motion adopted.

Acceptance of Minutes

Motion

Adopted

A motion to approve the draft minutes of the October 21, 2024, meeting as written was made, seconded and approved.

Candidates have read and agreed to abide by association documents: RV agreed that he has read and will abide by our HOA documents.

Election of Director: Waived by the board of directors.

Officer and Committee Reports: JB presented the October financials. Reserve funds total is \$107,007.53, Operating funds total is \$49,516.94, total funds are \$158,271.04.

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Feral Cat Committee: Dave Matthews reported on behalf of the Feral Cat Committee. ~~The~~ kitten that was found on Silvermill recently was re-homed. Three other kittens have been reported as living in a sewer, and traps will be set as soon as surgeries are scheduled at the Humane Society. RV informed the Feral Cat Committee that a homeowner had recently reported a stray cat.

Violation Committee Report: RV presented the lists of current violations. The board unanimously agreed to Self Help for two homes.

Off-Duty Police Officer Report: RV ready the violations report from the off-duty officer. CM mentioned there is a \$5,000 mini-grant available from Hillsborough County. The HOA is applying for a grant for two solar powered radar speed monitoring signs. The board agreed these would benefit the association, and would like more details (placement of signs, maintenance, etc.)

New Business:

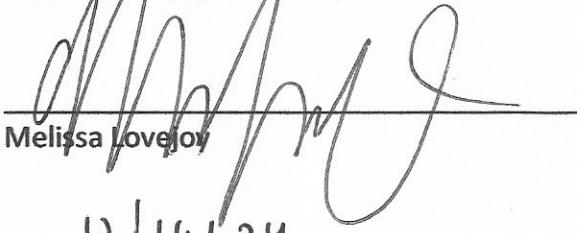
- a. **Open Forum:** A discussion took place regarding several issues including contacting the county to have the roads paved and Solitude Lake Management allegedly not performing lake maintenance. RV volunteered to handle the concern regarding Solitude not spraying the lakes monthly, as contracted to do so.

- b. **Seating of New Board:** CM Thanked JB for his service to the Board and welcomed new member RV.

Adjournment: The meeting was adjourned at 7:31 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

12/16/24

Date