

Bayport West Homeowners Association, Inc.
Board of Directors
Monthly Meeting
September 16, 2024

Call to Order: The meeting was called to order at 7:03 p.m.

Present: Claire Matthews (CM), Carl Esselmeyer (CE), Michelle Zieziula (MZ), and Magda Hatka (MH), Ameritech Manager.

Absent: Jason Bradford (JB) and Melissa Lovejoy (ML).

Welcome: CM welcomed everyone to the meeting.

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

Approval of Meeting Minutes August 19, 2024: 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 August 19, 2024, meeting as written was motioned for approval by CE, seconded by MZ. Motion passed and minutes were approved.

Officer and Committee Reports: CM presented the August financials. The Liability & Equity total is \$168,386.67. Operating funds total is \$ 59,756.64. Reserve funds total is \$106,882.66. CM noted that the number of homeowners who owe on their 2024 Assessments has been reduced to 4 from 33 with the support of collection letters and personal outreach by CM.

Feral Cat Committee: David Matthews reported that traps were set at Mary's house with nothing caught to-date. So far this year, the Committee has TNVR'd five (5) cats.

Off-Duty Police Report: CM reported that from 8/14-8/20 there were 7 tickets and 6 warnings issued. Tickets included 4 speeding and 3 stop signs. Warnings included 1 registration, 3 insurance and 2 seat belts.

Violation Committee Report: Roger Verszyla (RV) presented a summary of current violations. Two violations will move to Final/Final.

Homeowner Questions/Comments Regarding Agenda Items:

The floor was open to the homeowner's comments. No comments or questions were presented forward.

Unfinished Business:

No unfinished business was brought forward.

New Business:

Proposed Budget 2025: The Board reviewed the proposed budget, noting cost increases for Ameri-Tech Management fees, Off-Duty Police Officer, Insurance, Landscaping & Pond Maintenance, and Utilities.

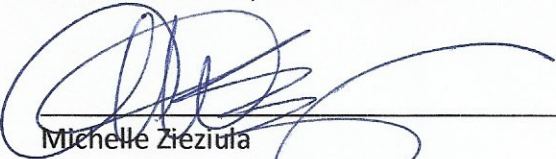
It was noted that 187 parcels will see an increase to \$344.27, and 48 parcels will be set to \$365.27 which includes a \$21.00 Lake Assessment. A package was mailed out and included the Proposed Budget, Proxy Form, and Agenda for the October Budget Meeting.

Newsletter: A discussion took place regarding contents and articles for the newsletter. Recommendations include a "Year in Review" of accomplishments. A list of these was recorded.

Adjournment: With no further business, the meeting was adjourned at 8:00 p.m.

Minutes respectfully submitted by:

Michelle Zieziula, Vice President



Michelle Zieziula

Reviewed and approved by Board:

10/21/2024

Date