

Bayport West Homeowners Association, Inc.

Board of Directors

Monthly Meeting

August 19, 2024

Call to Order: The meeting was called to order at 6:58 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.

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 June 17, 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 June 17, 2024, meeting as written was made, seconded, and approved.

Officer and Committee Reports: JB presented the July financials. The Liability & Equity total is \$211,852.64. Operating funds total is \$ 19,409.27. Reserve funds total is \$106,814.61. CM noted that the number of homeowners who owe on their 2024 Assessments has been reduced to 10. CE gave the off-duty police officer report.

Feral Cat Committee: CM reported that two more cats on Silvermill Drive were TNVR'd. The Committee is scheduling several more rounds of trapping.

Violation Committee Report: Roger Verszyla (RV) presented a summary of current violations. Two violations will be submitted for Self-Help. A discussion took place regarding overgrowth along one of the ponds.

Homeowner Questions/Comments Regarding Agenda Items:

The floor was open to the homeowner's comments.

Unfinished Business:

Alliance Collections: CM reported a meeting with the Alliance Account Manager, Amanda Griffith, took place on August 14th. CM requested that the termination clause 3.1 *"The Association may only terminate this Agreement with Alliance for cause with sixty (60) days advanced written notice of its intent to so terminate"* be changed to *"The Association may only terminate this Agreement with Alliance at any time, for any reason, with or without cause"* which Alliance agreed to.

CM made a motion to approve the Alliance contract with the noted changes. MZ seconded the motion.

Approval of Alliance Contract

Motion

Adopted

A motion to approve the Alliance contract with changes to the termination clause was made, seconded, and approved.

It was noted that the collection fees begin at \$300 for account set-up, \$150 for each collection letter mailed, as well as additional fees as outlined in the contract.

New Business:

Review Color Restrictions: The Board has received significantly fewer trespassing complaints since the installation of the new easement gates; they will continue to monitor any new concerns.

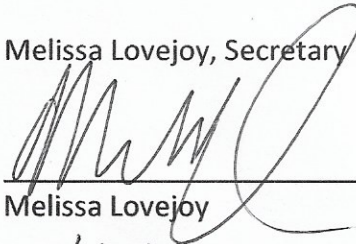
The September newsletter will include information related to paint supply vendors e.g., store names, locations, etc. plus a diagram of the approved paint colors on the exterior of the house.

Ashley Grant volunteered to help organize and submit an article for the newsletter related to neighborhood Halloween activities. Roger Verszyla noted that he will be hosting a corn-hole party at his house in the fall.

Adjournment: With no further business, the meeting was adjourned at 8:01 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

9/16/24

Date