

Bayport West Homeowners Association, Inc.

Board of Directors

Monthly Meeting

February 19, 2024

Call to Order: The meeting was called to order at 7:04 p.m.

Present: Claire Matthews (CM), Carl Esselmeyer (CE), Jason Bradford (JB), Henry Alvarez (HA), Melissa Lovejoy (ML), Magda Hatka (MH), Ameritech Manager.

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 January 15, 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 January 15, 2024, meeting as written was made, seconded, and approved.

Officer and Committee Reports: CM reported that the off-duty officer's schedule had changed, and we are working to find a replacement. CM read the current budget.

Violation Committee Report: Roger Verszyla (RV) presented the summary of current violations. He noted that chicken wire to prevent small pets from escaping through the front gates is allowed to be installed onto gates.

Unfinished Business:

Landscaping Project: CM received a quote from Green Thumb Nursery for \$3,195.12 for shrubbery and \$260.00 for the maintenance agreement for the irrigation system. CE asked for a second quote from another landscaping company. A second quote will be obtained and presented to the Board.

New Business:

Updating Bylaws Specific to Elections: CM explained the Condo Association rules of voting that uses written ballots. Candidates must submit an intent to run form and a resume in advance. Ballots are submitted either in person, given to another to submit on the homeowner's behalf or by mail. The envelopes must be sealed and include the homeowner's name, address, and signature. No proxies are allowed. CM opened the floor for homeowner's questions. The Board agreed that postage paid envelopes would be helpful.

Based on the homeowner's approval at this meeting, a vote took place to amend the Bylaws related to the election process as follows: Candidates must submit an intent to run form and a resume in advance, only written ballots are accepted, and proxies are not allowed. CM noted that she would reach out to the lawyer to obtain approval for this change.

Approval of Amending Bylaws, Article IV, Section 4 - Election

Motion

Adopted

A motion to approve amending the Bylaws Article IV, Section 4 – Election to allow for written ballots and eliminate proxies, was made and approved with 4 votes yes and 1 vote abstain.

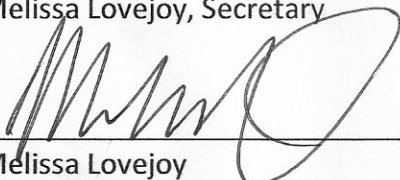
Homeowner Questions/Comments Regarding Agenda Items:

The floor was open to the homeowner's comments.

Adjournment: With no further business, the meeting was adjourned at 7:47 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

3/18/2024

Date