

Bayport West Homeowners Association, Inc.
Board of Directors
Monthly Meeting
May 20, 2024

Call to Order: The meeting was called to order at 7:12 p.m.

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

Guest: Ruth Dorch, Staff Accountant with Ameritech.

Welcome: CM welcomed everyone to the meeting.

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

Ameritech Upgrade of Accounting and Management Company Software and New Bank: Ruth Dorch, Ameritech Staff Accountant, answered homeowner questions regarding the banking transition, software upgrades, and past due collection letters. It was discovered that the collection letters have not been mailed out since January, and CM will follow up with Ameritech to ensure this policy is reinstated.

Officer and Committee Reports: JB presented the April financials; current total is \$220,122.34. CM reported two cats on Silvermill Drive need to be trapped in June.

Violation Committee Report: Roger Verszyla (RV) presented a summary of current violations. RV distributed the violations report with a recommendation to proceed with self-help to clear the violations of four of the properties.

Acceptance of Self-Help Program

Motion

Adopted

A motion to accept the self-help program for four properties as presented was made, seconded, and approved.

Homeowner Questions/Comments Regarding Agenda Items:

The floor was open to the homeowner's comments.

Unfinished Business:

- a. Installation of Easement Gates: After Board approval of the quote submitted by RV, four vinyl gates have been installed in the subdivision to reduce trespassing.
- b. Repair of Frontage Wall: RV noted that the repairs of the frontage wall have been completed.
- c. Off Duty Police Officer: CM reported that the off-duty police officer will again be on duty and patrol the neighborhood twice per month beginning in June.

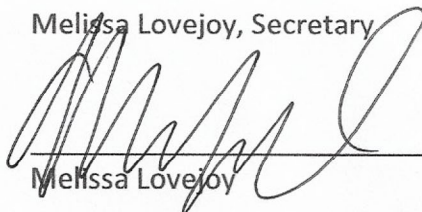
New Business:

- a. No July Meeting: The Board agreed to a July recess; there will be no Board meeting in July.
- b. Alliance Collections: CM presented a plan, to be finalized in June, regarding reinstating our prior collections vendor, Alliance. Alliance provides this service at no cost; whereas our current agreement is to pay collection fees up front to our attorney which are not necessarily recoverable unless judgement is collected.

Adjournment: With no further business, the meeting was adjourned at 7:44 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

~~6/17/24~~ (ML) 6/17/24

Date