

Bayport West Homeowners Association, Inc.
Board of Directors
Monthly Meeting
June 17, 2024

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

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

Absent: Jason Bradford (JB).

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 May 20, 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 May 20, 2024, meeting as written was made, seconded, and approved.

Discussion of Amended Meeting Minutes April 15, 2024: CM noted the amended meeting minutes would reflect the following change under the violations committee report: *ML noted her preference for black and white or black and tan "No Trespassing" signs.*

Acceptance of Amended Minutes

Motion

Adopted

A motion to approve the amended minutes of the April 15, 2024, meeting was made, seconded, and approved.

Officer and Committee Reports: MH presented the April financials. The Liability & Equity total is \$215,383.91. Operating funds total is \$70,438.53. Reserve is \$106,681.20.

Feral Cat Committee: CM reported that two cats on Silvermill Drive were TNVR'd. One of the traps broke and the committee asked for approval for a replacement.

Violation Committee Report: Roger Verszyla (RV) presented a summary of current violations. The self help recommendations from May will be invoiced to the homeowners.

Homeowner Questions/Comments Regarding Agenda Items:

The floor was open to the homeowner's comments.

Unfinished Business:

- a. **Updated Bylaws Specific to Elections:** The amendments to Article IV Section 4 of the bylaws has been officially recorded with the County.
- b. **Past Due Letters:** CM informed the Board that due to a decision from the previous Board, it was discovered that the past due letters were not being mailed to homeowners. This process will be reinstated, and Ameritech will mail out these letters for monies owed including assessments from 2024. It was noted that any homeowner questions regarding their account can be addressed to the Staff Accountant, Darrel Passigue.
- c. **Alliance Collections:** CE shared proposals from the prior collection firm, Alliance Collections, for the Board to review.

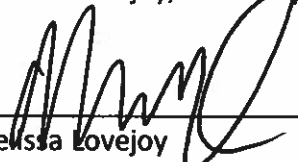
New Business:

- a. **Florida HOA Statutes:** CM reported on the latest updates and changes to Florida HOA guidelines effective July 1, 2024.

Adjournment: With no further business, the meeting was adjourned at 7:55 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

8-19-24

Date