

**Bayport West Homeowners Association, Inc.**  
**Board of Directors Monthly Meeting**  
**Location: Lutheran Church of Our Saviour**  
**8401 W. Hillsborough Avenue, Tampa, FL 33614**  
**September 15, 2025 - 7:00 p.m.**

**Call to Order:** The meeting was called to order at 6:54 p.m.

**Present:** Claire Matthews (CM), Michelle Zieziula (MZ), Sharon Peterson (SP), Roger Verszyla (RV), and Magda Hatka (MH) – Ameri-Tech Manager.

**Absent:** 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 18, 2025:** CM called for a motion to accept the meeting minutes as written. RV made a motion to accept, MZ seconded. Motion adopted.

**Acceptance of Minutes**

***Motion***

***Adopted***

A motion to approve the draft minutes of the August 18, 2025, meeting was made, seconded and approved.

**Officer and Committee Reports:**

**Feral Cat Committee:** There are several feral cats in need of TNVR. The homeowner is willing to trap and transport the cats to the vet if the Committee can provide the traps. The homeowner has been paying for the TNVR services out of their own pocket. The Board agreed that the homeowner can be reimbursed for these costs out of the Feral Cat Committee budget with proper receipts and documentation. David Matthews advised the Board that an alternate veterinarian clinic, Harmony Vet Care, accepts feral cats for TNVR. This clinic is a good alternative to the Humane Society as they are closer, accept the cats daily without the need for an appointment. CM advised that she would contact Harmony to introduce herself and see if we can negotiate reduced pricing.

**Welcome Committee:** RV provided a list of ten new homeowners/renters still not in receipt of their Welcome Package. He offered to take over as Chair of the Welcome Committee. The Board agreed with this request.

**Collections:** RV reported that there are three homeowners in collection. One has received a statement from Ameritech, one is now in legal but currently on hold, and the third has a sale pending.

**Financial Report:** RV presented the January 1, 2026 - December 31, 2026 Proposed Budget to the Board. RV advised that he had increased funds to the Feral Cat operating expense.

**Off-Duty Police Report:** RV informed the Board that the officer has taken some time off for the birth of his child.

**Landscaping & Pond Maintenance Update:** The new plants are doing very well and with the painting of our outer wall, both help to show off our complex at its best. Our ponds suffered from a fish kill with the

dead fish floating and drifting up on the banks causing unpleasant sights and odors. This problem was caused by a heavy drop in oxygen in the water due to the heavy rains. It has now been resolved, and the ponds are back to normal. The next maintenance is scheduled on September 16th.

**Violations Committee Report:** RV distributed the current violations list. Ongoing self-help continues for one homeowner. Mediation has been offered to the homeowner in receipt of attorney letters. There has been no response yet, but the Board strongly recommends that this mediation go forward. Two homeowners in legal status are currently on hold.

**New Business:**

**Preliminary Budget Review:** Some minor changes were made to the 2026 budget, and these will be discussed further at the October meeting.

**Records Retention and Storage:** RV informed the Board that due to the cost of the current storage facility utilized by Ameritech, he has obtained quotes for other storage units. The proposal from Extra Space Storage was the most cost-effective at \$25.00 per month with a 1-year contract, renewable every year. The Board agreed with this proposal. The boxes will be moved to the new storage space, and the purging of old records will begin. Dave Matthews and MZ have offered to help RV relocate the files. RV and CM will hold keys to this storage unit.

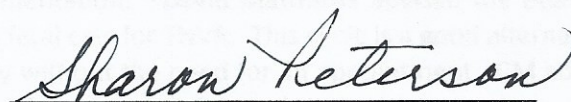
**Newsletter Ideas:** The newsletter will go out in October, prior to Halloween. The suggested articles cover feral cat caretakers, an updated vendor list, road safety, excessive noise complaints, items discarded at curbside and homeowner commendations.

**Good of the Order:** David Matthews reported an ongoing problem with loud music from the Cuban Civic Club located on Old Memorial Highway, and despite a personal conversation with the manager, the issue has persisted. David has been working with the Environmental Protection Agency to handle the noise complaints, and with their assistance, the problem has been resolved.

**Adjournment:** The meeting was adjourned at 7:49 p.m.

**Minutes respectfully submitted by:**

Sharon Peterson, Director-At-Large



Sharon Peterson

**Reviewed and approved by Board:**

10-20-25

Date