

**Bayport West Homeowners Association, Inc.  
Board of Directors Monthly Meeting  
February 17, 2025**

**\*\*\* Closed Meeting \*\*\***

**Call to Order:** The meeting was called to order at 7:03 p.m.

**Present:** Claire Matthews (CM), Carl Esselmeyer (CE), Melissa Lovejoy (ML), Roger Verszyla (RV), 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 January 20, 2025:** RV called for a motion to accept the meeting minutes and CE seconded. Motion adopted.

**Acceptance of Minutes**

***Motion***

***Adopted***

A motion to approve the draft minutes of the January 20, 2025, meeting was made, seconded and approved.

**Officer and Committee Reports:**

**Feral Cat Committee:** CM noted that 2 feral cats on Silvermill were reported to the Committee by the homeowner. The mother had previously been TNVR'd. The Committee will contact the Humane Society for an appointment.

**Off-Duty Police Report:** RV shared the list of current driving violations since the last meeting.

**Financial Report:** RV presented the January financials and noted that the general ledger account codes should include 5610 – Annual Corporate Report and 5910 – Taxes/Tax Preparation.

**Violation Committee Report:** RV shared the list of current violations to the board. Self-help for one homeowner's violation was unanimously agreed upon by the Board.

**Unfinished Business:**

**Landscaping on Frontage Wall:** On January 30th, True Green completed ant treatment along the frontage wall.

**Update from Ameri-Tech Meeting:** CM and RV gave an update on the meeting with Ameri-Tech management that took place on February 7<sup>th</sup>. Discussions included fees, contracts, new HOA statutes and communications. One item discussed was an invoice charging the HOA for document review of the 17 boxes in storage. This review was in compliance with the new Florida HOA statues requiring the documents to be inventoried and labeled. Ameri-tech agreed to split this invoice with Bayport West HOA.

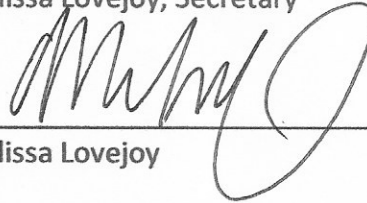
**Pond Maintenance Update:** RV noted that Solitude Lake Management had performed their scheduled site visit to clean the lakes and treat the weeds and algae growth.

**Spring Garage Sale:** The date of the community garage sales is April 12<sup>th</sup>. RV obtained a quote for electronics recycling - \$1,000 for two pallets. CE made a motion to accept the quote, and he will inquire about additional costs to accept tube televisions. CM seconded the motion. Motion adopted. CM will create a community flyer for distribution outlining the event and acceptable items.

**Adjournment:** The meeting was adjourned at 7:45 p.m.

**Minutes respectfully submitted by:**

Melissa Lovejoy, Secretary



Melissa Lovejoy

**Reviewed and approved by Board:**

3/17/25

Date