

Bayport West Homeowners Association, Inc.
Board of Directors Monthly Meeting
July 21, 2025

Call to Order: The meeting was called to order at 7:07 p.m.

Present: Claire Matthews (CM), Michelle Zieziula (MZ), Melissa Lovejoy (ML), Sharon Peterson (SP), Roger Verszyla (RV), and Magda Hatka (MH) – Ameri-Tech 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 June 16, 2025 CM called for a motion to accept the meeting minutes as written. SP made a motion to accept, RV seconded. Motion adopted.

Acceptance of Minutes

Motion

Adopted

A motion to approve the draft minutes of the June 16, 2025, meeting was made, seconded and approved.

Officer and Committee Reports:

Feral Cat Committee: CM reported that two kittens will be spayed/neutered when they are more grown. They are currently located on Silvermill.

Welcome Committee: ML reported one new homeowner on Venice recently received a binder. Going forward, binders will include the by-laws recently amended by the board of directors.

Collections: RV reported one homeowner will be sent to collections, and starting in 2026, assessments will be due by January 31st.

Financial Report: The current budget was reviewed, and RV noted two item corrections: Legal/Other Recovery balance should be \$18,474.98, and Legal balance should be \$421.50.

Off-Duty Police Report: RV reviewed the current report of traffic violations from May to June. He confirmed the schedule change is now in effect for the morning shift. The new patrol hours are from 6:00 a.m. to 10:00 a.m.

Landscaping & Pond Maintenance Update: Ponds/lakes were recently treated for weeds. RV plans to spray frontage wall with a new product, Over the Top

Violations Committee Report: RV distributed the current violations list. One property is currently going to Final Notice stage.

Unfinished Business:

Metal Roof Update: CM read the attorney prepared amendment which now includes three colors of shingles for metal roofs. ML and CM signed and RV notarized the document.

Trim Color Enforcement: Repainting of the house trim will be enforced starting on August 1, 2025.

Good of the Order: RV presented a year to date Request for Home Improvement list. RV is looking into fixing the small hole on the easement gate on Silvermill.

RV distributed the quotes for the frontage wall paint and restore job. CM motioned to hire Original Florida Painting Company to perform the work. MZ seconded, Motion Adopted.

Approval of Frontage Wall Repairs and Painting

Motion

Adopted

A motion to approve the repairs and painting of the frontage wall was made, seconded and approved.

Adjournment: The meeting was adjourned at 7:58 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

8/18/2025

Date