

Bayport West Homeowners Association, Inc.
Board of Directors Monthly Meeting
January 20, 2025

Call to Order: The meeting was called to order at 7:00 p.m.

Present: Claire Matthews (CM), Carl Esselmeyer (CE), Melissa Lovejoy (ML), Michelle Zieziula (MZ), 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 December 16, 2024: CM called for a motion to accept the meeting minutes with the following change to the Approval of Gate Backing Color section: "Existing greenery or tan backings, vinyl lattice are also approved." CE made a motion to waive reading, CM seconded. Motion adopted.

Acceptance of Minutes

Motion

Adopted

A motion to approve the draft minutes of the December 16, 2024 meeting with the above noted change was made, seconded and approved.

Officer and Committee Reports:

Feral Cat Committee: Dave Matthews reported 2 traps were set; however, the tabby cat that was brought to the Humane Society was already sterilized. There was no update on cats previously reported to be living in the sewer drains.

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

Financial Report: RV presented the December financials.

Violation Committee report: RV shared the list of current violations to the board.

Homeowner Questions/Comments Regarding Agenda Items: The floor was open to the homeowner's comments. No comments or questions were put forward.

Unfinished Business:

Landscaping on Frontage Wall: Green Thumb inspected hedges along front wall that were dead and/or dying and noted they needed proper irrigation. The Board has decided to wait till spring to discuss options for the landscaping.

Update from Ameri-Tech on Invoicing/Fees, etc.: MH is now the first level approver on our account for invoices. RV met with Darrell Passague, Ameritech Staff Accountant, to discuss and clarify some of the fees and charges. CM is scheduling a meeting with Ameritech to discuss contract, fees, etc. The CD in the amount of \$82,273 was rolled over; the maturity date is 06/2025.

Alliance Collections: RV arranged to have the legal fees redistributed to the homeowners accounts. Therefore, there are now outstanding balances to some accounts.

2025 Meeting Dates: The February 17th meeting will be a closed meeting for the Board only.

Road Resurfacing and Sidewalk repair: RV spoke with code enforcement and the county added us to their list of sidewalk repairs.

Pond Maintenance Update: RV received documentation from Solitude Lake Management that confirmed they are treating the ponds monthly and will check the grates for overgrowth.


Spring Garage Sale: The date of the community garage sales is April 12th.

Newsletter Topics: The following items will be featured in the newsletter:

1. Additional 3 Days "cure" time for violations to allow for transit mailing time.
2. Allowing approved colors for gate backing/attachments.
3. 2025 meeting date cadence and location.
4. Repainting of mailbox flags
5. Road resurfacing and sidewalk repair.
6. Spring garage sale.
7. Contractor and vendor listing.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary



Melissa Lovejoy

Reviewed and approved by Board:

2/15/25

Date