

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

Call to Order: The meeting was called to order at 7:00 p.m. The board unanimously approved Sharon Peterson filling the open Director at Large position and Sharon accepted.

Present: Claire Matthews (CM), Melissa Lovejoy (ML), Michelle Zieziula (MZ), 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 March 17, 2025: CM called for a motion to accept the meeting minutes as written. MZ made a motion to waive reading, ML seconded. Motion adopted.

Acceptance of Minutes

Motion

Adopted

A motion to approve the draft minutes of the March 17, 2025 meeting was made, seconded and approved.

Officer and Committee Reports:

Feral Cat Committee: CM noted no reports of feral cats.

Off-Duty Police Report: RV shared the list of current violations and warnings issued by the off-duty police officer. He is working to change the time that the officer patrols during the morning shift to 8 am – 12 pm.

Financial Report: RV presented the financials. The current budget was reviewed and RV reported we are currently \$8,000 under budget, and minor corrections will be reflected on the next report.

Violation Committee Report: RV shared the list of current violations to the board. The board unanimously agreed to update the response time for the Board to approve the Request for Home Improvement Forms to 3 business days.

RV made a motion to send two unresponsive violation cases to the attorney for legal action. The entire Board approved this request. The motion was adopted.

Legal Action

Motion

Adopted

A motion to approve sending two outstanding violations to the attorney for legal action was unanimously approved.

Unfinished Business:

- **Sidewalk Repairs Update** - RV noted that the community is now on the list of scheduled repairs with Hillsborough County.

- **Landscaping Update** – CM noted that she will reach out to Green Thumb to obtain a quote to plant Red Fountain Grass to fill in the bare patches along the frontage road. The Board approved this request. Trugreen applied liquid fertilizer treatment along the frontage wall.
- **Spring Garage Sale Update** - RV noted the garage sale and electronics recycling event were a huge success.
- **Metal Roofs Update** – Roger hosted a meeting with another metal roofing vendor that can supply our approved shingle colors. The Board agreed to review and approve the colors when available. Subsequently, the By Laws will be updated accordingly.
- **Pond Maintenance Update:** Solitude Lake Management treated algae and alligator weeds trash from the lakes.

New Business:

- **By-Law Update** - CM made a motion to update the current By Laws "Rules & Regulations", Section B. Lot Maintenance, RV seconded. Motion Adopted.

By Laws "Rules & Regulations", Section B. Lot Maintenance

Motion

Adopted

A motion to update the By Laws "Rules & Regulations", Section B. Lot Maintenance was made, seconded and unanimously approved.

- **Newsletter Ideas** - The Board discussed plan to distribute newsletters, and possible a new section such as "yard of the month" awards.

Adjournment: The meeting was adjourned at 8:14 p.m.

Minutes respectfully submitted by:

Melissa Lovejoy, Secretary

Melissa Lovejoy

Reviewed and approved by Board:

Date

5/19/2025