

## BAYPORT WEST COMMUNITY UPDATE    OCTOBER 19, 2023

These items would have been included in a REGULAR MONTHLY BOARD MEETING but not in the budget meeting!

\*\*Our CD is in place for \$80,000 with an annual yield of 4.99%

\*\*Waiting on one check with Alliance on a closed file. All other monies received.

\*\*Our attorney is working on 11 collections cases for BPW; 2 from last year.

\*\* Management has reduced time at BPW writing violations by 60%. Still must pay full contract amount.

\*\* Our new manager does not wish to write properties on our privacy boundary to the subdivision to include upper walls, fences, private property grass near ponds and soffits, fascia and trim. This is not in agreement with our Declaration and By Laws.

\*\* Ameritech increased our Admin fees in August after doing it January 1<sup>st</sup>. Violations letters went up to \$4.25 each as well. We already have admin fees of \$400 twice yearly and \$200 quarterly plus \$169 monthly. This is in addition to our monthly fee which is \$1744.00.

\*\*When our manager decided to cut back on services I emailed the owner 5X with no response. Then I contacted him quoting our contract. In five minutes I got a response. He was out of town and he would contact me in 10 days. He did not do it. Another manager came out at my request and I gave him a tour of our property and its boundaries.

\*\*We had two other managers who followed our schedule for violations with no problems. Our new manager does not like to walk to inspect properties..

\*\*David Drake retired so he stopped working for us first. Beverly Neubecker was great but one of her accounts' board meetings was the same night as BPW's. Beverly was told to go to their meeting after 3 months with us. We were not notified that night. Magda came with Beverly to BPW the next week.

\*\*We have had the same paint colors for 39 years. DPI made custom paints for General Homes, our builder. Like GH they went out of business. Our paints were matched at Modern Paints in 1987. They closed their Tampa office but are still

open in Mulberry. They give a BPW discount and deliver for free. Their phone number is 863/869-9200. George, mixes the paints in Mulberry.. Roger set up Ace as a second choice for convenience to homeowners. NO PAINT COLORS HAVE BEEN CHANGED BY THIS BOARD!

\*\*Some homeowners took their fences down around our big pond years ago and sold their homes to new homeowners. The new homeowners did not read the documents when they bought so they did not put the fences back up.

\*\* No Architectural Control Committee approved the removal of privacy fences because it is against our Declaration to do so. The Declaration is very clear in Section 13, LOT MAINTENANCE. All fences and walls which have been erected on any lot by Declarant . . . who shall repair or replace the same in the event of partial or total destruction.” Every homeowner has a privacy fence.

\*\* Larry Brown who was president (on the board for 12 years) before Roger said that his board approved white picket fences for properties facing the water only around the ponds. That is why the Board allows white picket fences on the ponds.

\*\* Keep in mind the homeowner does not own the pond. The homeowner owns the land not the water. Drainage easements for the whole subdivision lie by the pond! There can be no structures on it.

\*\* Board meetings are held to handle the business of the Association and answer questions and offer suggestions. They are not a place to air complaints about a violation notice. You take that personal business to the manager in private.

\*\* People in this community say they want some changes. It takes an Amendment to do that with about 160 votes. People do not respond to mail, Newsletters or doorbells. Amendments require signatures. That is why we have a drop box at 7004 Drury St. on the gate.

\*\*We had 25 responses to the “INTEREST IN CHANGE SURVEY” out of 235 homeowners. We need more input and more involvement if you want change.

\*\*Some homeowners feel the Board is responsible to fix all problems that arise in our community. Homeowners are very busy working, raising families and taking care of their homes and property. This includes Board members. If everyone donates a little time to help more will get accomplished.

\*\* That is exactly what we did Tuesday evening when one of our homeowners had a solicitor come onto his property behind his gate. He became aggressive and threatening. The president was contacted and we all spread the word to homeowners. We called the deputies and were able to tell them the young man's location so they could take care of this problem. Another Board member got the solicitor's photo. KEEP YOUR GATES LOCKED. AND DO NOT ENGAGE HIM!.

\*\*Unfortunately we have not heard from Pro Stucco regarding the front wall project. This man was licensed, bonded and insured but had no receipts for advances or payments. So he did not do the wall repair. We will take that up again next year.

\*\*My response to a homeowner who sent an email full of lies to some Board members would be to check for facts before you put 46 names on your email full of false information. See the following corrections.

\*\*Ameritech was hired January 1, 2020. We have been with them less than 3 years not 5 years. No board member is meeting other board members in private. We ran on a TRANSPARENCY platform to improve upon the last Board's lack of the same.

\*\* No one has discussed firing Ameritech. We are under a contract. If we sever our ties it will be mutually agreed upon..

\*\* All board members are aware Claire and Roger wish to take over even without the email sent to some Board members.

\*\* The Budget passed with no increase in annual assessment. Please deduct the \$39 credited last year to your account if you did not do it last year!!!

\*\* Our voting packet will be out Saturday. Please attend the election if you can or fill out your proxy completely and give it to someone you trust.. Street addresses and full names must be spelled correctly.

\*\* our Trooper has been called to help from his office twice in the last month due to the problems in Israel. He will be here in November.

Happy Halloween!!! Thank you to all who have decorated! Very Festive!

Bayport West Board of Directors