

BAY OAKS HOMEOWNERS ASSOCIATION, INC.
A Corporation Not-for-Profit

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
September 21st , 2020

A *REGULAR MEETING* of the Board of Directors was held Via Zoom Video conference meeting.

The meeting was called to order by Jeff Cole at 6:30 P.M.

Notice of the meeting was sent to each Director and posted on the property prior to the meeting in accordance with the Bylaws of the Association and the requirements of the Florida Statutes. The following Directors were present,

Jeff Cole, Gil Wainwright, Mary Gibbs, Kathy Pierce & Gabe Farrell were present.

Tony Polk was absent

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Mary and seconded by Gilbert to approve the Organizational meeting minutes from June 15 , 2020. Motion passed unanimously.

Treasurers Report: As attached to these corporate documents Brian read from the August 2020 financials as presented.

Compliance Report:

500 Oak Bay Dr mediation update: Brian stated that the attorney has sent the request for mediation to 500 Oak Bay dr and has not had a reply from the owner. Since there has been no response from the owner about the mediation the Attorney has set it up with one of the mediators the owner has agreed to use. The Attorney stated that the Association will need a quorum of the board present or at least a written document stating the person(s) present are authorized to settle.

519 Oak Bay mow yard violation discussion: Brian stated that the owner at 519 Oak Bay replied to the email regarding not mowing the backyard. Brian stated that he visually inspected the backyard today and it has been mowed.

Mary stated that some of the area by **Jerry's house needs** to be cleaned up. There is also a palm tree that may need to be removed.

Jeff stated there is a variance for a new fence at 608 Oak Bay. The issue is that there is a 4ft fence that is currently in the location and the owner wants to put up a fence next to the 4ft fence.

Homeowner Comments:

Owner commented regarding the shredded tarp at 586 Pine Ranch East. Brian will email the owner regarding the tarp. The tarp has been on the roof for several months.

Owner asked about Gluecks, Jeff stated that he has spoken with Attorney Robert Lincoln. The Attorney has communicated with Stoneybrook's **Attorneys** and was told the county is not going to pursue the issue with Gluecks. Jeff stated that Bay Oaks, Stoneybrook and Silver Oak can file a lawsuit for nuisance, according to the Attorney. Brief discussion followed regarding the Gluecks issue. Jeff stated he will contact Stoneybrook and Silver Oak to see if they would like to file the lawsuit.

Old Business:

Discuss proposal for the retention mowing: Brian presented a quote from Rick Richards, Inc. to have the retention area mowed. The proposal also added the cost of future cuttings to keep the area looking acceptable. The cost of the proposal for the initial mowing is \$4,450 initially then it would be \$8,600 per year moving forward.

A MOTION was made by Jeff and seconded by Gil to approve the quote of \$4,450 for the initial mowing of the retention area and then assess the quality of the work to see if we would want to **contract with him for biannual mowing's**. Motion passed unanimously.

Gabe asked about the access to the legacy trail. Brian stated that he was informed that the county will be building access along Preymore to the legacy trail. Brief discussion followed regarding the access.

New Business

Discuss 2021 Draft budget and budget approval process: Brian stated he has sent the Board a draft of the 2021 budget. Brian explained the approval process of the budget. Brian suggested having the budget meeting on October 19th Gabe suggested giving back the extra surplus to the residents. Brian stated he does not recommend doing this but he did state that some money in the surplus can be allocated toward income to offset expenses which would lower the annual fee.

With no further business before the Board, the meeting was adjourned at 7:38 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association