

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

MIINUTES OF THE ANNUAL MEETING OF THE MEMBERS

February 15, 2021

An *ANNUAL MEETING* of the MEMBERS was held at 6:30 P.M. Via Zoom video conference

The meeting was called to order by Brian Rivenbark at 6:30 P.M.

Notice of the meeting was sent to each Member and posted on the property prior to the meeting in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

A quorum was declared to be present with 57 Members in person or by proxy

Sunstate Management was represented by Brian Rivenbark, CAM.

UNDER THE HEADING OF APPROVE MINUTES: On a motion by Mary and seconded by Tony the minutes of last Annual Members Meeting held February 17, 2020 were unanimously approved as written.

UNDER THE HEADING OF NEW BUSINESS:

a. Reports of Officers:

President – Jeff thanked everyone for attending the meeting. Each current Board member announced themselves. Jeff thanked Charlie and Alice Dudley, they are moving from Bay Oaks and Charlie had dedicated much of his time spent on the Board and volunteering with the cleanup of Preymore. Jeff thanked Bruce Mitscke for his efforts on the Board. He was instrumental with the maintenance of the mailboxes. Jeff thanked Gil Wainwright for his volunteer position on the Board. Jeff thanked Dave Pelegrin for his efforts with the maintenance in the neighborhood, the directory and the Christmas decorations.

Jeff announced that there will be discussion on getting speed tables in the roads to help with people speeding through.

The 2021 budget was able to afford to reduce the annual fee by \$150

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Treasurer – As Attached to these corporate documents Brian Rivenbark reported from the 2020-year end financials.

B Carryover vote: The surplus carryover passed 49 Yes 3 No

- c. Document amendment vote result: Vote for the document amendment failed.
- d. Announcement of directors

UNDER THE HEADING OF UNFINISHED BUSINESS: Jeff reported that there is a large amount of traffic going through the neighborhood. The idea of speed tables has been mentioned in the community. The membership had a discussion on installing speed tables. This will be discussed at following Board meetings.

The County is currently investigating the north creek water flow. Hopefully the County does not hold the Association responsible for any corrections needed. Jeff mentioned that the County stated that the flow of the water is the responsibility of the Association.

Jeff asked for volunteers for the Board of Directors. Diane Walker volunteered for the Board of Directors.

OWNER COMMENTS: Owner asked what the update is with the Gluecks noise situation. Lengthy discussion followed regarding the Gluecks issue.

Owner asked if the County was just checking the water flow or are they checking the trees as well.

Owner asked if the preserve area on Oak Bay between 602 and 608 Oak Bay can be trimmed.

Owner asked if there will be a garage sale this year.

Owner stated the amended declarations are not on the website. Brian will have the amendments posted.

With no further business before the Board, upon a motion was made and seconded to adjourn the meeting at 7:05 P.M.

Brian Rivenbark, CAM