

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
June 21st 2021

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, Mary Gibbs, Gabe Farrell, Peter McDougall, Tony Polk, and Diane walker were present.

Kathy Pierce was absent.

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

Approval of Minutes: A **Motion** was made by Mary and seconded by Peter to approve the meeting minutes from the May 17th Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the May financials.

Compliance Report:

Brian reported that the Appeals Committee had their meeting and did not fine 519 Oak Bay Dr due to the owner correcting the violations prior to the meeting. Diane mentioned the car that parks on the road at 538 Oak Bay is parking in the same spot again. The Area presents a traffic hazard and prevents emergency vehicles from passing through the area. Brian will contact the county to see if this area can be designated a no parking zone.

Homeowner Comments:

Owner asked about the painting for the mailboxes. Brian stated that he has the warranty information on the mailboxes, and this has the paint color as well. Diane stated that she painted hers with some paint from Lowes.

Old Business:

Jeff thanked Dave Pelegrin for fixing the bulletin boards at the front and back entrances.

New Business

Appointment of Third Appeals Committee Member: Jeff stated that Joe Meyers will be moving from the alternate position to the third member of the Appeals Committee.

A **MOTION** was made by Jeff and seconded by Mary to appoint Joe Meyers to the Appeals Committee. **Motion passed unanimously.**

Approval of Variance Requests –

511 Oak Bay Dr Handicap Van - Request was made by on Oak Bay for a disabled and handicap van. The Van was approved.

578 Pine Ranch east – New Landscaping: Discussion was had regarding how much landscaping changes are being done that require a variance request.

829 Oak Pond new fence. Discussion was had regarding the location of the fence on the lot. The fence will be located in an area that is permitted.

A **Motion** was made by Mary and seconded by Tony to approve All Variances presented. **Motion passed unanimously.**

Jeff stated that the wetlands were mowed.

Jeff mentioned that a resident in Bay Oaks has asked to have the community garage sale. Jeff also stated that someone would need to be in charge to run the garage sale. Brian will send out an eblast to see if there is anyone interested in running the garage sale.

Peter reported on what ability the Board has to keep Committee members from discussing compliance issues outside a duly called meeting. Brian stated that any discussion and decisions outside of a duly called Board meeting where a quorum was present then that decision would be invalid. Brian went on to say that any resident within Bay Oaks could report this to the DBPR and possibly file suit against the Board. Discussion followed regarding Committee communications.

With no further business before the Board, the meeting was adjourned at 7:49 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association