

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS  
September 20<sup>th</sup> 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 Diane to approve the meeting minutes from the June 21<sup>st</sup> Board meeting with corrections. **Motion passed unanimously.**

**Treasurers Report:**

As attached to these corporate documents Brian Rivenbark read from the August financials. The AR was discussed

**Compliance Report:**

Brian reported that 500 Oak Bay Dr has not pressure washed his driveway. Brian will follow up with the owner on the driveway. The Board stated to send him one more letter. Diane stated that there is a Verizon utility box that does not have a lid. The owner will have to call Frontier to replace the lid. Jeff reported that there was a truck parked at a home on Oak Bay that looked like it was damaged. There are situations where the violations will need to be corrected immediately.

**Homeowner Comments:**

Owner asked what the procedure is to get permission to widen his driveway. Jeff stated he would have to complete a variance form.

**Old Business:**

**Vehicle speeding discussion:** Jeff reported that there are quite a number of cars that cut through Bay Oaks and speed through the neighborhood. There are also a lot of scrap metal trucks going to Gluecks. Jeff asked the Board if speed bumps would be a deterrent. An eblast

would be necessary to get feedback from the community. Brian will contact the County regarding the speed bumps.

**New Business**

**Variance Requirement Discussion:** Jeff stated that there are new owners to the community who don't know the procedure for applying for a variance. New paint does not require a variance. Discussion followed regarding the variance requirements. The requirements are stated in the Association documents. Brian suggested updating the documents to streamline the language and move on from the Developer language. The Board agreed to form a committee to identify changes that may be needed.

With no further business before the Board, the meeting was adjourned at 7:30P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association