

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

**MINUTES OF THE MEETING OF BOARD OF DIRECTORS
October 25th 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, Gabe Farrell, Peter McDougall, Kathy Pierce and Diane Walker were present.

Mary Gibbs and Tony Polk were absent.

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

Approval of Minutes: A **Motion** was made by Peter and seconded by Diane to approve the meeting minutes from the September 20th Board meeting with corrections. **Motion passed unanimously.**

Treasurers Report:

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

Compliance Report:

Brian reported that 500 Oak Bay Dr. has not pressure washed the driveway. The Board agreed to allow the owner 15 days to clean the driveway. Brian will send out a last certified letter.

Brian reported that 837 Oak Pond has made some improvements on his landscaping issues.

Brian will email the owner to ask when the mulch will be put down.

519 Oak Bay has made great improvements with the landscaping.

Homeowner Comments:

Adam Popko stated that he received a violation letter for dirty driveway. Adam commented that there are other homes with dirty driveways. Brian stated he sends letters to all violations.

Old Business:

Draft Budget discussion: Brian presented the draft budget for 2022. Brian stated that the budget is pretty straight forward. Brian stated that the lighting at the north entrance will need to be replaced. Brian stated he will get a quote for new LED low profile landscape lighting. Diane stated that there is an owner who is constantly speeding in the neighborhood. Brian and Jeff will draft a letter to send to this owner.

New Business

Preserve Trimming Discussion: Jeff reported that the owner at 520 Oak Bay trimmed the preserve area behind his home. Discussion was had regarding the preserve trimming issue and is it the responsibility of the HOA to enforce this. Brian stated that this preserve area belongs to Pine Ranch east Owners Association. Brian will contact the Board President of Pine Ranch east Owners Association to inform him of the trimming of the preserve area behind 520 Oak Bay. Brian & Jeff will draft a letter to send to the community

A variance for a tree removal at 542 Oak Bay was discussed. The tree removal variance was approved.

A Variance for a new well at 531 Pine Ranch was discussed. Jeff stated that the well should be covered with some landscaping. The variance for the well was approved.

Kathy asked if the Board could meet in person instead of zoom. Jeff will check with he Church to see if they are going to open the meeting room.

With no further business before the Board, the meeting was adjourned at 7:35P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association