

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

**MIINUTES OF THE BUDGET MEETING OF BOARD OF DIRECTORS
November 15th 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, Tony Polk, Peter McDougall, Kathy Pierce and Diane Walker were present.

Gabe Farrell 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 Peter and seconded by Tony to approve the meeting minutes from the October 25th 2021 Board meeting. **Motion passed unanimously.**

Treasurers Report:

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

Compliance Report:

Brian reported on the November compliance report.

Homeowner Comments:

None

Old Business:

None

New Business

Jeff reported that the owners of the home that caught fire contacted the owner of 554 Pine Ranch East to see if they could rent their home while the home is being repaired from the fire. The owners of the home that caught fire rented the home at 554 PRE. The owner at 554 PRE is asking the Board if he could rent out the house within the 12 month period. The Board agreed to make an exception due to a hardship. Moving forward, the owner at 554 PRE is still under the rental restriction for the next renter.

Discussion & Vote to approve the 2022 Draft Budget:

Brian explained the 2022 draft budget by each line item.

A **MOTION** was made Diane and seconded by Mary to approve the 2022 annual budget as presented at \$250 annually. Motion passed unanimously. **Motion passed unanimously.**

810 Oak Pond Dr has submitted a variance to widen the driveway and install a concrete pad to store the trash cans.

The Board approved the variance at 810 Oak Pond Dr.

Jeff asked the residents of Bay Oaks to be kind to all neighbors and treat everyone with respect.

With no further business before the Board, the meeting was adjourned at 7:21P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association