

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
October 17th 2022**

A *REGULAR MEETING* of the Board of Directors was held At the Mount Carmel Catholic Church

The meeting was called to order by Brian Rivenbark at 6:33 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, Peter McDougal, Diane Walker, Joe Meyers, were present.

Kathy Pierce, Gabe Farrell and Jessica Rumschlag 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 Mary and seconded Joe by to approve the organizational meeting minutes from the June 20th, 2022, Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the September 2022 financials.

Compliance Report:

No Report

Homeowner Comments:

Owner asked when the rental is open for 606 Pine Ranch east. There are palms that are leaning into her yard and also the gate is open and the pool is exposed. The air conditioning is too loud. The fence needs to be replaced and the lamp post needs to be straightened

Owner stated that her neighbor has palms that are a nuisance. Jeff stated that the neighbor had a tree company come out to provide a quote to trim the palms.

Discussion was had regarding fining process.

Owner asked who is liable if a tree is leaning from the preserve area. The Board determined that the owner should submit the invoice for the tree for reimbursement.

Owner asked about recycling pick up. The pickup is starting on the 17th. The yard waste pick up is TBA through County/FEMA

Old Business:

Preymore Apartments Discussion and Plan: Jeff stated that he received a best estimate from a lawyer for the Preymore apartments. The Board agrees that it would not be beneficial to fight the development of the apartment complex. The Attorney estimated that it would cost approximately \$20,000 to start the litigation. There would be more expenditures if the HOA decided to pursue litigation.

New Business:

Budget Discussion: The 2023 budget will be voted on at the November meeting.

Pine Ranch East Update: Jeff reported that he has contacted the President of Pine ranch east. The owners were surveyed, and the majority approved the gate. The installation for the gate is expected to start in the spring of 2023. Jeff asked the PRE President to come to the Bay Oaks Board meeting. The first part of the gate will be built on the south end toward Bay st. The South gate will be funded by PRE. Bay Oaks residents will be supplied right of way through the gate.

Discussion to Amend the 2/3 majority Vote to a Simple Majority: Jeff suggested passing an amendment to lower the threshold for affirmative voting from 2/3 to a simple majority. Discussion was tabled until the meeting next month.

Jeff stated that he is requesting a variance for his home at 547 Pine Ranch East for a new paver driveway. The Variance was approved

The meeting was adjourned at 7:47 PM

*Respectfully presented by,
Lynn Priest, Admin/LCAM for
Brian Rivenbark/LCAM*

Sunstate Association Management Group

For the Board of Directors at
Bay Oaks Homeowners Association