

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
January 16th 2023**

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 6:32 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, Gabe Farrell were present.

Kathy Pierce 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 Diane by to approve the meeting minutes from the November 14th , 2022, Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the December 2022 financials. The Association was under budget for 2022

Compliance Report:

Brian reported on the January compliance report. The Hurricane shutters must be clear to keep installed. If the shutters are not clear the owner must remove them. Brian reported the roof at 611 PRE will be replaced over the summer. The roof needs to be cleaned. The Board agreed that the roof should be pressure washed asap. Discussion followed regarding certain violation issues noted in the neighborhood.

Homeowner Comments:

Owner stated that she is getting a new fence.

Owner stated that owners are consistently parking on the grass. Some of the owners are parking the opposite direction of the street which is very dangerous.

Owner asked about the gate on PRE. Jeff stated that the President of PRE will be attending the annual meeting to give an update on the new gate system scheduled to be installed on PRE. Jeff will check on any permitting for the Gluecks land sale. It was suggested to add cameras at the entrance off of Preymore. Speeding on Preymore was discussed.

Owner asked if the grass between the road and the sidewalk the owners responsibility is. The answer is yes. Owner asked if the county is responsible for sidewalk repair. The Board replied the County is responsible.

It was suggested that a no outlet sign should be installed at the Preymore entrance after the new PRE gate is installed.

Old Business:

Don Johnson reported that the Block party went well. Don stated that the party went over budget.

New Business:

Discussion on Topics related to the Annual Meeting: The Board discussed some topics for the annual meeting. Jeff stated that the Board President from PRE will give presentation on the new gate. The landscaping at the front entrance needs to be updated. Owner brought up installing a take one/leave one library. Have a volunteer for wellness check for residents in the community. Owner stated there was an ordinance article 6 153-54 that doesn't require the code enforcement personnel.

The meeting was adjourned at 7:32 PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association