

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
April 17th 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 6:30 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, Diane Walker, Joe Meyers and Jessica Rumschlag, were present.

Kathy Pierce and Gabe Farrell 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 to approve the meeting minutes from the March 20th 2023. Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the March 2023 financials. The current A/R was discussed, and Brian explained the procedure for collections.

Homeowner Comments:

Owner stated that the house at 619 Pine Ranch east has poor landscape maintenance. Brian will send a letter to the owner to clean it up. Brian will also contact the renter. Discussion followed regarding the renters and the violations in the neighborhood.

Gluecks was briefly discussed.

Compliance Report:

Brian reported on the April compliance report. The compliance report for April was discussed.

A **MOTION** was made by Diane and seconded by Jessica to levy the fine against 624 Oak Bay Dr for \$100 per day not to exceed \$1000 in aggregate for failure to remove Hurricane shutters. **Motion passed unanimously.**

A **MOTION** was made by Joe and seconded by Diane to levy the fine against 624 Oak Bay Dr for \$100 per day not to exceed \$1000 in aggregate for lot maintenance violation, failure to remove weeds from beds. **Motion passed unanimously.**

A **MOTION** was made by Jeff and seconded by Mary to levy the fine against 603 Oak River ct. for \$100 per day not to exceed \$1000 in aggregate for failure to store trash bins in an area not visible from the street. **Motion passed unanimously.**

A **MOTION** was made by Diane and seconded by Joe to levy the fine against 567 Pine Ranch East for \$100 per day not to exceed \$1000 in aggregate for lot maintenance failure to clean fence. **Motion passed unanimously.**

A **MOTION** was made by Joe and seconded by Diane to levy the fine against 567 Pine Ranch East. for \$100 per day not to exceed \$1000 in aggregate for failure to store trash bins in an area not visible from the street. **Motion passed unanimously.**

A **MOTION** was made by Mary and seconded by Jeff to levy the fine against 575 Pine Ranch East. for \$100 per day not to exceed \$1000 in aggregate for Lot Maintenance failure to clean dirty driveway. **Motion passed unanimously.**
A **MOTION** was made by Jessica and seconded by Diane to levy the fine against 611 Pine Ranch East. for \$100 per day not to exceed \$1000 in aggregate for Lot Maintenance failure to clean dirty roof. **Motion passed unanimously.**

Old Business:

None

New Business:

Soil testing in preserve area: Brian is waiting to hear back from the County to access the preserve area.

Variance at 628 Oak Bay for new landscaping: The owner at 628 submitted a Variance for new landscaping. The owner also submitted a plan to do the front sign on the west side of the entrance. Brian will contact the owner and ask him for the contact information on the Landscaper so they can do the landscaping on the east side as well. The Association will pay for both sides of the entrance at the signs for the landscaping.

The Variance for the new landscaping in the front of 628 Oak Bay was approved.

The meeting was adjourned at 7:38PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association