

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

**MIINUTES OF THE BUDGET MEETING OF BOARD OF DIRECTORS
November 13th 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, Diane Walker, Joe Meyers Mary Gibbs and Kathy Pierce 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 Joe and seconded Kathy to approve the meeting minutes from the October 16th 2023. Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the October 2023 financials.

Compliance Report:

Brian presented the latest compliance report for November. Discussion followed regarding the report.

A **MOTION** was made by Jeff and seconded by Diane to send 550 Oak Bay to the Attorney for collections on the imposed fine. **Motion passed unanimously.**

New Business:

Compliance process: Dan Soloman presented a draft process for the compliance procedure. This new draft process will include the most frequent restrictions that are violated and also speed up the process. One of the issues is the emails from the compliance software does not come directly from the Manager and the owner may not know who the email is from. Discussion followed drafting a basic rules and regulations sheet with a disclaimer to reference the declarations for further information.

Discussion and Vote on 2024 proposed Budget: Brian presented the proposed 2024 Bay Oaks Budget. Brian explained each line item in the budget. Discussion followed regarding the proposed budget. Discussion was had regarding landscaping and legal fees.

A **MOTION** was made by Joe and seconded by Diane to approve the proposed 2024 as presented. **Motion passed unanimously.**

Old Business:

Update on Progress with Attorney regarding the air quality permit: Jeff reported that the Attorney has sent a detailed letter to the County and the staff focusing on what the car shredder is and what it does. The Attorney will be contracting a company to get soil samples from the preserve area. This is regarding the air permit.

Homeowner Comments:

Owner asked about the gate on Pine Ranch East. The gate project is moving forward.

Owner asked all owners to park in the right direction when parking on the street.
Discussion followed regarding the mailbox refurbishment.
Discussion followed regarding the financial responsibility for the Pine Ranch Gate.
Owner asked to update the website regarding the recycle containers, as well as the date of the meetings when they are changed. Owner recommended contacting the landscaper regarding the dead plants on the east side of the preymore entrance.

The meeting was adjourned at 7:30PM

Respectfully presented by,
Brian Rivenbark/LCAM
Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association