

BAY OAKS HOMEOWNERS ASSOCIATION, INC.
A Corporation Not-for-Profit
Mount Carmel Catholic Church (new hall)
241 Burney Street/Old Venice Road
Osprey, Florida 34229

FINING COMMITTEE MEETING MINUTES

March 11, 2026

The meeting of the **Fining Committee of Bay Oaks Homeowners Association, Inc.** was called to order at **3:10 PM**.

Members Present

- Dick Jacobs
- Phil Parham

A quorum of the Fining Committee was present.

14-Day Notice Requirement

It was confirmed that the homeowner was provided with the required **fourteen (14) days written notice of the hearing opportunity** in accordance with **Florida Statute 720.305** and the Association's Governing Documents. The notice included the date, time, and location of the hearing and the proposed fine.

Purpose of Meeting

The purpose of the meeting was to review the fine proposed by the Board of Directors for violation(s) of the Association's Governing Documents and to determine whether to **confirm or reject the fine** as required by **Florida Statute 720.305(2)**.

Hearing Opportunity

Scott Barrett who resides at 846 Oak Pond Drive Osprey, FL 34229 was provided the opportunity to attend the hearing and present testimony, evidence, and/or written statements regarding the alleged violation and the proposed fine.

- The homeowner **was present** and provided comments to the committee.
- The homeowner **was not present**.

The committee reviewed the information provided by management and/or the Board regarding the violation and considered any statements made by the homeowner, if present.

After discussion, the committee closed the hearing portion of the meeting and proceeded with deliberation.

Motion

A motion was made by **Dick Jacobs** and seconded by **Phil Parham** to **confirm the fine of \$100 per day for the continuing violation, not to exceed \$1,000 in the aggregate**, as permitted by Florida Statute 720.

The fine will **begin thirty (30) days from the date referenced in the notice unless the violation is cured prior to that time.**
Motion passed unanimously.

There being no further business, the meeting was adjourned.

Bryan Lewis, CAM
Community Association Manager