

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
May 18th , 2020**

A *REGULAR MEETING* of the Board of Directors was held Via Zoom Video conference meeting.

The meeting was called to order by Jeff Cole 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, Gil Wainwright, Mary Gibbs, Tony Polk Kathy Pierce & Gabe Farrell were present

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Mary and seconded by Jeff to approve the Organizational meeting minutes from February 17, 2020. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Brian read from the April 2020 financials as presented.

Compliance Report: Jeff reported that 500 Oak Bay is in non – compliance. Brian suggested filing a lawsuit against the owner. Brian also suggested sending a certified self-help letter to have the Association maintain the home. Brian has been contacting the county health department to inspect the and condemn the house. The Board agreed to see what the county can do before filing a lawsuit.

Options for surplus expense: Jeff stated that Gabe had some ideas for the surplus. Discussion was had regarding possibly refunding the 2020 dues back to the membership. Brian stated for the record he does not recommend doing this due to starting a precedence. The other option is to build a walkway to the legacy trail. Gil stated that the county will be building a walkway to the trail behind Gluecks. The Board agreed to table the discussion on the expense. Jeff suggested having a big Fall block party after the covid distance restrictions have been lifted. The Board agreed to look into this.

Homeowner Comments:

Old Business:

Wetlands Mowing Update: Brian stated that he has contacted Paradise landscaping and Reynolds mowing to get quotes for the preserve wetlands. Brian should have the quotes form

them shortly. Discussion was had regarding the drainage in the wetlands. Brian will contact an engineer to see if this is something they could inspect.

New Business

Block party the Fall: Discussed under surplus expense.

Van Request from buyer: Jeff stated that Brian sent the Board a picture of a white transit van from a potential buyer who is interested in buying in Bay Oaks. Brian stated that this is considered a commercial van. Brian will inform the buyer that the van does not fit with the restrictions for Bay Oaks estates.

Discussion was had regarding the bank sale of 583 Pine Ranch east. Tony stated that the banks sale is scheduled for May 20th

With no further business before the Board, the meeting was adjourned at 7:46 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association