

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
December 21st , 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 & Gabe Farrell were present.

Kathy Pierce was absent

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

UNDER THE HEADING OF APPROVE MINUTES:

Treasurers Report: As attached to these corporate documents Brian read from the November 2020 financials as presented. The Association is currently under budget. Jeff stated that this could be attributed to covid and that there is no social events in 2020. Jeff also stated that in November we received a retainer refund from Attorney Robert Lincoln which the association did not use.

A **MOTION** was made by Gil and seconded by Tony to approve the treasurers report. **Motion passed unanimously.**

Compliance Report: Brian presented the December compliance report. The issues at 500 Oak Bay were discussed. The home is going to be auctioned of on December 22nd. Brian will follow up with the Attorney after the auction of 500 Oak Bay Dr. Brian stated he will have a report prior to the January Board meeting.

The Board thanked Dave Pelegrin for putting up the Christmas lights at the entrances.

Homeowner Comments:

Owner stated that the construction on 41 will be completed in three months. Brief discussion followed regarding the construction.

Owner stated that the Board should not amend the amendments to mirror the statute language regarding flags. The Board is moving forward with the amendment and will allow the membership to vote on it at the Annual membership meeting. Don Johnson stated that he sent an email endorsed by 10 home owners, demanding that the board abandon a decision to have legal prepare a flag amendment, that would be presented to home owners during the Annual

membership meeting for a vote. Referring to a email that was sent to the Board members, after the last HOA meeting. Don was informed that 1) he should have raised his concerns during the last meeting 2) that the issue was much to complex for the HOA board to resolve, 3) the amendment will be voted on during the February annual HOA meeting, by all home owners. The HOA board will submit the text of the amendment to all homeowners, for their review, with NO voting recommendation by the Board.

Old Business:

None

New Business

Pine Tree removal at 830 Oak Pond: Brian reported that he met with Andrea Lipstein from the County to look at the dead pine trees in the preserve area behind 826 and 830 Oak Pond. Brian stated that they inspected the trees in question and that there were to small dead pines and two large pines that weren't dead but were covered in moss. The Association would have to hire an arborist to inspect the trees and give recommendation on how to remove the dead ones and how to remove the moss from the two live ones.

Annual Meeting discussion: Brian reported that the church hall will not be available for the annual meeting. Brian also reported that the meeting should be done using Zoom video Conference. Brian stated that he recommends having the Annual meeting via zoom. The Board agreed to have the annual meeting via Zoom.

Dave Pelegrin stated that a past Board member's health has declined and that he is selling his home.

Owner asked if the speed table request will be discussed at the Annual meeting. Jeff stated that it will be addressed at the annual meeting.

With no further business before the Board, the meeting was adjourned at 7:29 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association