

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
January 18th , 2021**

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 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 Tony and seconded by Kathy to approve the meeting minutes from the December 21st Board meeting. **Motion passed unanimously**

Treasurers Report:

As attached to these corporate documents Brian read from the

Compliance Report: Brian presented the January compliance report. The home at 519 Oak Bay was discussed. The owner does not mow the yard regularly and has been sent numerous letters. Brian stated that the Board would need to impose a fine and then send a 14 day certified letter stating the Compliance Committee.

A **MOTION** was made By Tony and seconded by Kathy to impose a fine of \$10 per day on 519 Oak Bay Dr. not to exceed \$1000 in aggregate. **Motion passed unanimously.**

Homeowner Comments:

Don Johnson stated that he received a letter from the Board regarding the amendment for the flags. He stated the Board should not have voting recommendations. He stated also that he would like to see the correspondence from residents commenting on the flags. Mr. Johnson stated that the Board should go back to in person meetings, the gutters need to be cleaned. Mr. Johnson stated that a pre-determined fining schedule will need to be drafted.

Tony asked what Board members have been discussing the voting recommendations?

Discussion followed, Tony stated that he would like to have the allegations proved true.

Michael Courville asked if the Annual meeting is going to be held video conference. Brian stated that it will be held video conference. Brian has received a resolution from the Attorney to hold the meeting via video conference. Brian stated that the residents will need to send in their

proxies for the amendment vote. Lengthy discussion was had regarding the flag amendment vote.

Peter McDougall stated the Board is proceeding the right way on the process of the flag amendment vote.

Marge Sherman asked if there are any restriction on when the Christmas decorations should come down.

Old Business:

Pine Tree removal at 830 Oak Pond Dr: Brian stated he met with the Arborist to review the removal of dead pine trees and having them cleaned that are in the preserve. Brian stated the arborist verbally gave a quote of \$1500 to \$2000. These pine trees are located behind 830 Oak Pond Dr.

500 Oak Bay Dr update: Brian stated that the house was sold at a tax auction. The buyer will renovate the home and the sell it. Brian also stated he met the new owner and talked with him regarding the past due fines on the account. The new owner asked Brian to email the current statement so they can pay of the past due amounts.

Update on preserve inspection: Brian reported the pretreatment area was inspected and the report has been sent to SWFWMD

Variance approval: A **MOTION** was made by Gilbert and seconded by Tony to approve the fence variance at 583 Pine Ranch Rd for a new fence. **Motion passed unanimously**

New Business

Vote on Video Conference resolution: A **Motion** was made by Gilbert and seconded by Tony to approve the video conference resolution for the annual meeting. **Motion passed unanimously**

With no further business before the Board, the meeting was adjourned at 7:31 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association