

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
May 17th 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, Mary Gibbs, Gabe Farrell, Peter McDougall Kathy Pierce, Tony Polk, and Diane walker 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 Peter and seconded by Tony to approve the meeting minutes from the April 19th Board meeting. **Motion passed unanimously**

Treasurers Report:

As attached to these corporate documents Kathy read from the April financials.

Compliance Report:

As attached to these corporate documents Brian read from the May compliance list. Brian explained the fining process. Brian stated that 519 Oak Bay is at the stage for the Board to impose a fine. Discussion was had on the ability to lien on the fine that is levied against the homeowner. The Board discussed the condition of 500 Oak Bay and the remodeling process. The Board agreed to send the new owner at 500 Oak bay a letter to have the trailers and dumpsters removed. Adam Popko gave the compliance report from the last Appeals Committee.

A **MOTION** was made Diane by and seconded by Tony to impose a fine on 519 Oak Bay Dr at \$100 per day not to exceed \$1000 in aggregate. **Motion passed unanimously**

Homeowner Comments:

Old Business:

New Billboard discussion: Jeff stated that he looked at the condition of the two billboards at each entrance and reported that they don't need much work to get them fixed. Jeff also looked at the Park Trace billboard and stated that Bay Oaks could have a similar design as theirs. Dave

Pelegrin volunteered to paint the billboards. Discussion was had regarding the refurbishment of the billboards. The Board agreed to have Dave examine what needs to be done regarding the billboards.

New Business

Approval of Variance Requests –

547 PinE Ranch east – New front door

594 Oak Bay new fence

805 Oak Pond New roof

All Variances were approved

Jeff reported that the county does not require a permit for an owner to remove an oak tree from their lot. A permit is required if the oak tree is a grand oak. If the Association has the need to remove a tree on common area the county does require a permit, then. Discussion was had regarding the removal of Oak trees.

Discussion was had regarding the oil stain on the road at 538 Oak Bay. The Board discussed whether to send a letter to the owner to clean up the oil stain.

Diane suggested drafting a list of companies that other neighbors have used and felt they did a good job and could be recommended. Dave Pelegrin recommended going to the next-door app for the vendors.

Adam Popko asked what the status is regarding the house that caught on fire. Jeff reported that the owners are having issues with the insurance company and are now living in the house next door

With no further business before the Board, the meeting was adjourned at 7:33 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association