

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
December 20th 2021**

A *REGULAR MEETING* of the Board of Directors was held at the Mount Carmel Catholic Church

The meeting was called to order by Jeff Cole at 6:44 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, Kathy Pierce and Tony Polk were present

Gabe Farrell, Peter McDougall and Diane Walker were absent.

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

Approval of Minutes: A **Motion** was made by Mary and seconded by Tony to approve the meeting minutes from the November 15th 2021 Board Budget meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the November financials.

Compliance Report:

Brian presented the December compliance report. Brian stated that he is receiving responses to the violation letters and the violations are being corrected. Owner asked to have the owners who have not removed their hurricane shutters sent a letter.

Homeowner Comments:

Owner asked why the Association mowed the preserve area in the middle of the community. Brian stated that this has to be mowed to help with the water flow. Discussion followed regarding the preserve areas.

Old Business:

Jeff stated that there were 14 homes sold in 2021. Jeff stated that there should be an information sheet included in the welcome packets that are sent to the new owners. Jeff will draft an information sheet.

There will be a Christmas concert held on the 22nd at 6:30PM in Bay Oaks.

New Business

None

With no further business before the Board, the meeting was adjourned at 7:14P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association