

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
January 17th 2022

A *REGULAR MEETING* of the Board of Directors was held Via Zoom Video Conference

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, Peter McDougal, Gabe Farrell Diane Walker and Tony Polk were present

Kathy Pierce 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 Mary and seconded by Tony to approve the meeting minutes from the December 20th 2021 Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the December 2021 financials.

Compliance Report:

Brian presented the January compliance report. Brian stated that he has sent letters to owners who have hurricane shutters on their homes. Brian stated there were three homes that had the shutters on. Discussion followed regarding the barking dog violation. Diane stated there are still people speeding in the neighborhood. Brian will send out letters to the owners.

Homeowner Comments:

None

Old Business:

Clean Out Oak Bay Preserve Area: Brian reported that he contacted the county and they stated that a park cannot be built in the preserve area, but the Association could have the site managed (removal of nuisance and exotic plants) with an approved management plan prepared by an environmental consultant. Discussion followed regarding the clearing of the preserve space. Brian will check to see if the vines in the area are invasive.

Jeff reported he was contacted by Stoneybrook, and they asked if Bay Oaks is doing anything about Gluecks. Dan Soloman reported that he has been pressing the County on the progress of the reports regarding the drainage at Gluecks as well as the car grinder. The decibel meter

reading is being recorded behind the noise barriers which in turn result in a permitted amount of noise according to the County code enforcement. There are well over 1000 complaints on the books regarding the car grinder. Lengthy discussion followed regarding the Gluecks hammermill and the negative effects on the environment.

New Business

Annual Meeting Discussion: Jeff stated that the annual meeting is held in person at the Church Hall. Brian stated it is difficult to hold annual meeting by zoom. Brian will also send out eblasts to remind the membership to send in their proxies so we can get a quorum by proxy at the annual meeting. The Board discussed the issue of having the annual in person due to Covid.

With no further business before the Board, the meeting was adjourned at 7:22 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association