

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
May 16th 2022**

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 6:30 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, Diane Walker, Joe Meyers, Kathy Pierce and Jessica Rumschlag 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 Mary to approve the organizational meeting minutes from the April 18th, 2022, Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the April 2022 financials.

Compliance Report:

Brian presented the April compliance report. The home at 519 Oak Bay Dr. has not removed the dead palm tree. They are up for fining.

A **MOTION** was made by Diane and seconded by Jessica to fine the home at 519 Oak Bay Dr \$100 per day not to exceed \$1000 in aggregate for the landscape violation of not removing the dead palm tree. **Motion passed unanimously.**

Bill Palmer at 825 Oak Pond

A **MOTION** was made by Peter and seconded by Mary to appoint Bill Palmer to the Compliance Committee. **Motion passed unanimously.**

Homeowner Comments: None

Old Business:

Discussion on Lease Restrictions: Jeff stated that there are more corporations that are buying home to rent out. Jeff reported that the Attorney has drafted an amendment that requires any new owner who purchases a home must own the home two years before they can lease out the home. Discussion was had regarding the declaration and the process to get this approved. The

Board agreed to have the membership meeting in September and add background checks to all rentals.

New Business

Discussion on Gluecks Housing Development: Jeff reported that Gluecks is under contract to sell their land to a developer to build apartments. Jeff contacted an Attorney in case Bay Oaks needs representation. Dan Solomon reported on what the developer has planned. Dan has talked with many state and county departments on the air & water pollutions. Lengthy discussion followed regarding the sale of Gluecks land.

A **MOTION** was made by Mary and seconded by Kathy to pay a \$5000 retainer fee to Attorney Robert Lincoln to research the Gluecks sale and come back to the Board with a good faith estimate. **Motion passed unanimously.**

With no further business before the Board, the meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association