

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

**MIINUTES OF THE BUDGET MEETING OF BOARD OF DIRECTORS
November 14th 2022**

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

The meeting was called to order by Brian Rivenbark 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, Gabe Farrell, Jessica Rumschlag was 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 Joe and seconded Mary by to approve the meeting minutes from the October 17th, 2022, Board meeting. **Motion passed unanimously.**

Treasurers Report:

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

Compliance Report:

Brian stated that there have not been any compliance issues. Jeff stated there were some fences that are down. Brian stated that many of the fencing companies are booked out 4 – 6 weeks so Brian will do compliance the first week in December.

Homeowner Comments:

Owner asked if there was any update on Gluecks. Jeff stated that the sale to the developer is ongoing. And hasn't even been permitted or a sale.

Owner stated the roof at 611 PRE was in bad shape. Brian will send a letter.

Don Johnson presented a flyer for the block party on December 10th. Brian will eblast the flyer to the residents as soon as the contact information is provided.

Owner asked if Management could get a landscaper to resod the strip between the sidewalk and the rd. This is the owner's responsibility. Owner was hoping to get a reduced rate for bulk order. The Board was not in favor of the idea. Pool rescreening companies was discussed. Owner asked the residents to make sure they pick up after their animals.

Old Business:

Discussion to Amend the 2/3 majority Vote to a Simple Majority: Jeff suggested passing an amendment to lower the threshold for affirmative voting from 2/3 to a simple majority. This would allow an easier process to have any membership votes passed. Discussion was had regarding the pros and cons of lowering the threshold. This discussion was tabled until the February meeting.

New Business:

Discussion and Vote for the 2023 proposed budget: Brian presented the draft 2023 Bay Oaks budget. The 2023 budget was discussed.

A **MOTION** was made by Diane and seconded by Gabe to approve the proposed Bay Oaks 2023 budget at \$265 annually.
Motion passed unanimously.

Funding drinks and Christmas cookies for a concert on December 23rd: Jeff stated he was contacted by a resident to have a Christmas concert. Jeff asked the Board to approve \$200 toward the event. Jessica stated that the residents should bring their own drinks and food.

Jeff stated that he will be discussing the gate with the Pine Ranch East Board President. Once he has more information the Pine Ranch East President will be invited to one of the Bay Oaks meetings. The gate at Pine Ranch East was discussed

The meeting was adjourned at 7:38 PM

*Respectfully presented by,
Brian Rivenbark/LCAM*

Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association