

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
March 20th 2023

A *REGULAR 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, Diane Walker, Joe Meyers, Kathy Pierce and Gabe Farrell were present.

Jessica Rumschlag 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 Kathy by to approve the meeting minutes from the January 17th Board meeting. **Motion passed unanimously.**

A **Motion** was made by Mary and seconded Diane by to approve the meeting minutes from the February 20th Organizational Board meeting with Corrections. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the February 2023 financials. Discussion was had regarding opening a CD to collect interest. The current A/R was discussed, and Brian explained the procedure for collections.

Compliance Report:

Brian reported on the March compliance report. The compliance report for March was discussed. There were many violations for leaving the trash cans out. Owner at 611 Pine Ranch East has until the end of the month to give the Board a date for their replacement of the roof.

A **MOTION** was made by Diane and seconded by Kathy to approve the fine to 837 Oak Pond for Failure to clean exterior walls for \$100 per day not to exceed \$1000 in aggregate. **Motion passed unanimously.**

A **MOTION** was made Jeff by and seconded by Mary to approve the fine to 595 Pine Ranch East for Failure to clean driveway for \$100 per day not to exceed \$1000 in aggregate. **Motion passed unanimously.**

Brian Stated that the first notice of the violation is a 30 day notice and the second notice is a 14 day notice to correct. Discussion followed regarding the timing of the letters that are sent out.

Homeowner Comments:

Owner stated that he wanted a list of renters in the community. Brian stated that he can't supply that information. Owner asked if a letter was sent to the county regarding the driveway at the entrance of Preymore. Jeff will send a letter. Jeff will send the letter to code enforcement.

Owner stated that the preserve area needs to be mowed. Brian stated he emailed Rick Richards to schedule the mow. Mr. Richards has not replied. Owner stated he opposes the fine for 595 Pine Ranch East. Owner also stated that residents are throwing dog poop bags into the preserve area. An Eblast to the neighborhood was suggested. Owner suggested trimming the tree at the grass area on PRE next to Oak Pond.

Old Business:

None

New Business:

Compliance review of violation fining timing: Discussed under compliance report.

The Variance for the new paver driveway at 558 Oak Bay was approved.

The meeting was adjourned at 7:42PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association