

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
September 18th 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, Gabe Farrell and Jessica Rumschlag, were present.

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 Diane to approve the meeting minutes from the August 24th 2023. Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the August 2023 financials.

Compliance Report:

Brian reported on the June compliance report. The compliance report for September was discussed.

A **MOTION** was made by Diane and seconded by Kathy to levy the fine against 550 Oak Bay Drive for \$100 per day not to exceed \$1000 in aggregate for failure to Maintenance of Lots and landscaping – Failure to clean weeds in the beds.

Motion passed unanimously.

A **MOTION** was made by Diane and seconded by Kathy to levy the fine against 550 Oak Bay Drive for \$100 per day not to exceed \$1000 in aggregate for failure of Maintenance of Improvements – Failure to Repair fencing and rain gutters.

Motion passed unanimously.

A **MOTION** was made by Diane and seconded by Jessica to levy the fine against 562 Oak Bay Dr for \$100 per day not to exceed \$1000 in aggregate for failure of Maintenance of Improvements – Failure to Repair fencing **Motion passed unanimously.**

A **MOTION** was made by Mary and seconded by Diane to levy the fine against 616 Oak Bay Dr. for \$100 per day not to exceed \$1000 in aggregate for failure to Maintenance of Lots and landscaping – Failure to trim trees. **Motion passed unanimously.**

A **MOTION** was made by Diane and seconded by Kathy to levy the fine against 616 Oak Bay Drive for \$100 per day not to exceed \$1000 in aggregate for failure of Maintenance of Improvements – Failure to clean sidewalk. **Motion passed unanimously.**

A **MOTION** was made by Mary and seconded by Jessica to levy the fine against Oak River Ct. for \$100 per day not to exceed \$1000 in aggregate for failure of Post lights – Failure to repair postlight. **Motion passed unanimously.**

A **MOTION** was made by Diane and seconded by Mary to levy the fine against 574 Pine Ranch East for \$100 per day not to exceed \$1000 in aggregate for failure of Maintenance of Improvements – Failure to clean fence. **Motion passed unanimously.**

A **MOTION** was made by Diane and seconded by Jeff to levy the fine against 587 Pine Ranch East for \$100 per day not to exceed \$1000 in aggregate for failure of Screening of Air conditioner compressors, Garbage container and clothes drying areas. – Failure to screen Air conditioner compressors. **Motion passed unanimously.**

A **MOTION** was made by Jessica and seconded by Diane to levy the fine against 606 Pine Ranch East. for \$100 per day not to exceed \$1000 in aggregate for failure to Maintenance of Lots and landscaping – Failure to trim trees. **Motion passed unanimously.**

A **MOTION** was made by Jeff and seconded by Kathy to levy the fine against 614 Oak Bay Dr. for \$100 per day not to exceed \$1000 in aggregate for failure of Boarding up Residents – Failure to remove metal storm shutters before or beyond 10 days of imminent threat of a storm. **Motion passed unanimously.**

New Business:

Discussion and Vote to Preserve and Protect the Declaration of Restrictions of Homesites at Bay Oaks Estates from Extinguishment by the Florida Marketable Record Title Act (Chapter 712, Florida Statutes) by Filing for Public Record the Required Notice of Preservation.

A **MOTION** was made by Jeff and seconded by Gabe to approve to Preserve and Protect the Declaration of Restrictions of Homesites at Bay Oaks Estates from Extinguishment by the Florida Marketable Record Title Act (Chapter 712, Florida Statutes) by Filing for Public Record the Required Notice of Preservation. **Motion passed unanimously.**

Old Business:

Update & Discussion regarding the Car Shredder: Jeff reported that Mr. Glueck emailed him to be able to enter Bay Oaks Property yo drill holes for the soil sample. Glueck has a company that was hired to do the testing. Discussion followed regarding to allow Mr. Glueck to enter the property to do the soil testing.

A **MOTION** was made by Joe and seconded by Gabe to deny permission to allow Mr. Glueck to enter Bay Oaks Property for the soil testing. **Motion Passed Unanimously.**

Homeowner Comments:

Owner stated that he would like to have the fine waived for the weeds in beds that was levied on May 11th

The Board agreed to a payment plan for the owner.

Owner asked the Board to consider making the courtesy calls for compliance issues. There are a lot of cars that are parked across from each other which will impeded emergency vehicles. Invite the commissioner to come to one of the meetings to discuss Gluecks.

The meeting was adjourned at 7:44PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association