

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
October 16th 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, Diane Walker, Joe Meyers and Kathy Pierce were present.

Mary Gibbs and Gabe Farrell were 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 Jeff to approve the meeting minutes from the September 18th 2023. Board meeting. **Motion passed unanimously.**

Treasurers Report:

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

Compliance Report:

Brian Reported that the Appeals Committee met before the Board meeting. There were 8 home that were up for fining and all but 2 home have complied, Diane mentioned updating the documents.

A **MOTION** was made by Diane and seconded by Kathy to add updating the documents on the agenda at the next meeting in November. **Motion passed unanimously.**

New Business:

Discussion on Dates for Closed Meeting with Attorney: Jeff reported that the Attorney has requested to have a closed Board meeting to discuss the new car shredder and the air quality permit. The Board agreed to hold the meeting on October 19th at 6:30PM Via Zoom.

Old Business:

None

Homeowner Comments:

Discussion followed regarding the document amendment and the document committee formation.

Lengthy discussion was had regarding the compliance letters and communication. The owners are stating that they are not receiving the violation letters until they receive the certified letter stating that they are going to the Appeals committee.

The Board would like Management to send the first letters certified.

A **MOTION** was made by Joe and seconded by Diane to send the first violation letter certified to the owners. **Motion passed unanimously.**

Owner asked what the Attorney will do for Bay Oaks. Jeff stated that he might be able to help with land disputes and the air quality permit. Discussion followed regarding the business north of Bay Oaks.

Brian stated the next meeting will be the budget meeting on November 13th which is the second Monday in November as opposed to the regular third Monday of each month.

The meeting was adjourned at 7:18PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association