

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

**MIINUTES OF THE ANNUAL MEETING OF THE MEMBERS**  
**Mount Carmel Catholic Church (new hall)**  
**241 Burney Street/Old Venice Road**  
**Osprey, Florida 34229**

**February 17, 2025**

An *ANNUAL MEETING* of the MEMBERS was held at 6:30 P.M.

The meeting was called to order by Jeff Cole at 6:30 P.M.

Notice of the meeting was sent to each Member and posted on the property prior to the meeting in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

A quorum was declared to be present with Members in person or by proxy.

Sunstate Management was represented by Brian Rivenbark, CAM.

**UNDER THE HEADING OF APPROVE MINUTES:** On a motion by Mary Gibbs and seconded by Kathy Pierce the minutes of last Annual Members Meeting held February 22, 2024, were unanimously approved as written.

**UNDER THE HEADING OF NEW BUSINESS:**

a. Reports of Officers:

Jeff Cole thanked Tim & Lori Aiken who helped with the neighborhood Yard of the month, Dave Pelegrin for the Christmas lights, Dan Solomon and Joe Myers for cleaning up the mailboxes, Lori Aiken for the Galentine event at her house. Jeff introduced the Board. Mary Gibbs, Joeseoph Meyers, Rosemary Speck, Dan Solomon and Kathy Pierce.

**President –**

**Pine Ranch East Progress on Entrance Gate:** Jeff Cole reported that Pine Ranch East is having issues with the county regarding the gate installation.

**Update On Gluecks:** Jeff Cole Reported that an Attorney was hired to represent Bay Oaks regarding the letter that was sent by the FDEP. After the letter was sent, the FDEP decided to not enter on Bay Oaks property and will concentrate on Gluecks. The case is considered closed.

**Compliance Update:** Jeff Cole reported that Dan Solomon has done a great job on the compliance in the neighborhood.

**Dredging of wetlands and storm water drainage mitigation work and estimate cost:** Jeff Cole reported that the preserve area in the center of the

neighborhood is having drainage issues through the culverts. Joe Myers reported that the Association owns the storm drainage system. The system is clogged with silt. Joe explained how the drainage system works. The culverts will need to be jetted and cleaned. There is a possibility that the retention area will need to be dredged due to the many years of mowing and leaving the mowed debris. There is a possibility of a special assessment to pay for the cleaning of the culverts and the dredging.

**Treasurer** – As Attached to these corporate documents Brian Rivenbark reported from the 2024-year end financials.

**Results of carryover vote -**

- A Carryover vote: The surplus carryover passed 33 Yes 0 No
- B Announcement of directors: Jeff Cole, Mary Gibbs, Joseph Meyers, Rosemary Speck, Dan Solomon and Kathy Pierce.

**UNDER THE HEADING OF UNFINISHED BUSINESS:** None

**OWNER COMMENTS:** The street gutters will need to be pressure washed. Sunstate will obtain three proposals.

With no further business before the Board, upon a motion was made and seconded to adjourn the meeting at 7:21 P.M.

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Brian Rivenbark, CAM