

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

MINUTES OF THE MEETING OF BOARD OF DIRECTORS
March 17, 2025

The meeting was called to order by Jeff Cole at 6:33 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, Dan Solomon, Joe Meyers, Rosemary Speck, Kathy Pierce 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 Joe Myers and seconded by Mary Gibbs to approve the meeting minutes from February 17, 2025, Board meeting with corrections. Motion passed unanimously.

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the February 2025 financials.

Compliance Report:

Dan Solomon read from the March compliance report. Most of the compliance issues have been taken care of.

New Business:

543 and 554 Allowed renters to move in without Sunstate having proper paperwork: Brian Rivenbark gave the timeline for the rental of 543 PRE and the dates that the applications were received. Brian also explained the timeline of the rental application for 554 PRE. The Board agreed not to act on the violation of 543 PRE due to the incorrect application being submitted. The Board agreed that the application for 554 PRE was submitted within the 12 month period Adding 20 day rule to the lease and sales application: Discussion was had regarding a 20 day deadline for application submittal.

A MOTION was made by Dan Solomon and Rosemary Speck to approve the 20 day submission deadline on the rental application. Motion passed unanimously.

Old Business:

Wetland Work Update: Joe Myers reported that he has not received the proposal for the drainage cleaning from the pre-treatment area. The unofficial estimate for the drainage cleaning is around \$25,000. Jeff Cole stated that this cost for the drainage cleaning will need to be funded by special assessment.

550 Oak Bay & 594 Oak River collection next steps: 594 Oak River CT has corrected the violations. 550 Oak Bay - will need to make sure lien is in place. This home is currently in collections.

A MOTION was made by Rosemary Speck and seconded by Joe Myers to place a lien on 550 Oak Bay Dr. Motion passed unanimously.

Homeowner Comments:

Comments were made regarding management responses, annual picnic, Pine Ranch East gate, Preserve drainage cleaning and Gluecks.

The meeting was adjourned at PM

*Respectfully presented by,
Brian Rivenbark/LCAM*

Sunstate Association Management Group

For the Board of Directors at
Bay Oaks Homeowners Association