

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

MINUTES OF THE MEETING OF BOARD OF DIRECTORS
April 21, 2025
DRAFT

The meeting was called to order by Jeff Cole 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, 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 Mary Gibbs and seconded by Mary Gibbs to approve the meeting minutes from March 17, 2025, Board meeting with corrections. Motion passed unanimously.

Treasurers Report:

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

Compliance Report:

Dan Solomon read the April Compliance Report. Most of the compliance issues have been taken care of.

New Business:

Moving Money Market Account to Ally: Jeff Cole reported that the reserve account has been moved to Truist bank without the Board being made aware. The discussion regarding the money transfer to Ally will be discussed next month.

Old Business:

Wetlands Quote for Cleaning Drain Pipes: Joe Myers reported that he is not getting any response from the vendor for the drain pipe cleaning proposal. Brian Rivenbark stated he will get another vendor to get a proposal for the Board.

Pressure Wash Street Gutters: Three proposals were obtained for the street gutter cleaning. Joe Myers stated that the gutters get dirty fast after they are cleaned. The Board agreed to do the gutter cleaning next year when it can be added to the 2026 budget.

Homeowner Comments:

Comments were made regarding annual picnic, Pine Ranch East gate, the annual dues.

The meeting was adjourned at 7:08PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association