

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

MINUTES OF THE MEETING OF BOARD OF DIRECTORS
May 19, 2025

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, 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 Kathy Pierce to approve the meeting minutes from April 21, 2025, Board meeting with corrections. Motion passed unanimously.

Treasurers Report:

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

A MOTION was made by Dan Solomon and seconded by Rosemary Speck to waive the balances for the two owners that have balances of \$5.00 and \$10.00. Motion passed unanimously

Jeff Cole reported that he has spoken to one of the owners who is past due.

Compliance Report:

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

New Business:

Document Amendment Discussion: Dan Solomon reported that the declarations still use developer language. Jeff Cole stated that the term developer does mean the Association. Brian Rivenbark explained the process of getting the documents amended.

Dan Solomon reported that he spoke to FPL regarding the green transformer boxes and they stated that they can send an engineer out to have the boxes painted. It would be \$125 each and there are three that need to be painted.

The Board agreed to have the boxes painted at \$125 each.

Dan Solomon reported regarding the for rent signs in the community.

A MOTION was made by Mary Gibbs and seconded by Rosemary Speck to actively enforce the rule of no rental signs.

Motion passed unanimously

Old Business:

Wetlands Quote for Cleaning Drainpipes: Jeff Cole reported that Joe Myers has resigned from the Board> Brian Rivenbark will contact vendors to set up the site visits.

Jeff Cole reported that Pine Ranch is actively seeking proposals for the gate. There is no other news to report.

Homeowner Comments:

Comments were made regarding the annual picnic, Pine Ranch East gate, the annual dues. The Board thanked Don Johnson for spearheading the annual picnic. There was discussion regarding a violation of weeds in the beds. Pest control signs were discussed.

The meeting was adjourned at 7:23PM

Respectfully presented by,
Brian Rivenbark/LCAM
Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association