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

MINUTES OF THE MEETING OF BOARD OF DIRECTORS
June 16, 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, 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 Rosemary Speck to approve the meeting minutes from May 19, 2025, Board meeting with corrections. Motion passed unanimously.

Treasurers Report:
As attached to these corporate documents Brian Rivenbark read from the May 2025 financials.

Compliance Report:
Dan Solomon read the June Compliance Report. Most of the compliance issues have been taken care of. Dan reported that he would like the Board to identify sections of the declarations that need an Attorney opinion.

New Business:
None

Old Business:
Wetlands Quote for Cleaning Drainpipes: Dan Solomon reported. The Storm drains have been located in the neighborhood. The County has agreed to clean out the storm drains. A date for the cleaning has not been scheduled yet. The preserve engineer has referred to the Board a vendor who can do the wetland drainage maintenance. Brian Fast is the contractor Bay Oaks is working with now.

Homeowner Comments:
Comments were made regarding Pine Ranch East Gate. Pine Ranch East is currently getting proposals, mailbox refurbishment was also discussed.

The meeting was adjourned at 6:57PM

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