

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
January 19 2026**

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, Rosemary Speck, Dan Solomon and Lisa Trivison 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 December 1, 2025, Board meeting. **Motion passed unanimously.**

**Treasurers Report:**

As attached to these corporate documents Brian Rivenbark read from the December 2025 financials. The current A/R was discussed.

**Compliance Report:**

Brian Rivenbark read the December Compliance Report. Most of the compliance issues have been taken care of. Updated with the current issues. The Board discussed the unapproved structure at 846 Oak Pond. This was installed by the owner without ARC approval.

A **Motion** was made by Lisa Trivison and seconded by Rosemary Speck to approve the fine of \$100 per day not to exceed \$1000 in aggregate for the unapproved structure at 846 Oak Pond. **Motion was passed unanimously**

**New Business:**

**Annual Meeting Reminder:** Brian Rivenbark reminded the membership of the annual meeting to be held on February 18<sup>th</sup> at 6:00PM

**Appointment of volunteers to the Appeals Committee:**

A **MOTION** was made by Dan Solomon and seconded by Rosemary Speck to appoint Richard Jacobs to the appeals committee. **Motion passed unanimously.**

**Update on the Wetlands walk through and timeframe of starting work:** Dan Solomons reported. Two separate companies will be doing the work. Dan walked through the area and they're ready to start to excavate.

**Old Business:**

**None**

**Homeowner Comments:**

Comments were taken from the floor. Emailing notices, road repaving, parking on streets,

Next meeting February 18<sup>th</sup> , 2026 at 6:30PM (annual meeting)

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