

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

MIINUTES OF THE ANNUAL MEETING OF THE MEMBERS
Mount Carmel Catholic Church (new hall)
241 Burney Street/Old Venice Road
Osprey, Florida 34229

February 18, 2026

An *ANNUAL MEETING* of the MEMBERS was held at 6:30 P.M.

The meeting was called to order by Jeff Cole at 6:34 P.M.

Notice of the meeting was sent to each Member and posted on the property prior to the meeting in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

A quorum was declared to be present with 37 Members in person or by proxy.

Sunstate Management was represented by Brian Rivenbark, CAM.

UNDER THE HEADING OF APPROVE MINUTES: On a **motion** by Mary Gibbs and seconded by Rosemary Speck the minutes of last Annual Members Meeting held February 17, 2025, were **unanimously** approved as written.

UNDER THE HEADING OF NEW BUSINESS:

a. Reports of Officers:

President –

Dredging of wetlands and storm water drainage mitigation work: Jeff Cole reported still in progress.

Treasurer – As Attached to these corporate documents Brian Rivenbark reported from the 2025-year end financials.

Results of carryover vote -

- A Carryover vote: The surplus carryover passed Yes 31 No 0
- B Announcement of directors: Jeff Cole, Mary Gibbs, Lisa Tiverson, Rosemary Speck and Dan Solomon.

UNDER THE HEADING OF UNFINISHED BUSINESS: None

OWNER COMMENTS:

