

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**April 20th, 2026**

**Call Meeting to order at 6:30 pm**

**Proof of Notice:** 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.

**Quorum:** The following Directors were present, Mary Gibbs, Dan Solomon, Lisa Trivison and Rosemary Speck were present. A quorum was declared to be present.

Bryan Lewis from Sunstate Management was in attendance.

**Approval of Minutes: Motion:** Approve March 2026 meeting minutes with revisions (spelling corrections and clarification of notes).

- **Made by:** Mary Gibbs
- **Seconded by:** Lisa Trivison
- **Vote:** Approved Unanimously

**Treasurers Report:**

As attached to these corporate documents Bryan Lewis read from the March 2026 financials. The current A/R was discussed filing for liens for multiple homes and speaking with the attorney.

Proceed with foreclosure action for **Property 570** due to non-payment of annual dues.

**Compliance Report:**

Issue fines for:

- Off-leash dog violation
- Yard maintenance violation (Property 519)
- Send second notice for unapproved structure with a **14-day cure period** before further compliance action.

**Note:** Enforcement of general yard maintenance violations is temporarily delayed until the rainy season.

**New Business:** No new business

**Old Business:** Awaiting scheduling confirmation from Katie/engineers for pre- and post-treatment inspections. Wetlands work completed under budget; surplus funds may offset initial costs. Transformer painting project ongoing.

**Homeowner Comments:**

Requests be made to county Roads and Bridges division for road condition assessment.

Parking issues discussed, including vehicles parking on grass and near culverts.

Additional concerns:

- Water restriction compliance
- Holiday decoration guidelines (brief mention)
- Commercial vehicle parked in driveway

Next meeting May 18<sup>th</sup>, 2026 at 6:30PM

The meeting was adjourned at 6:57 PM

*Respectfully presented by,*

*Bryan Lewis/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association