

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

MINUTES OF THE BOARD OF DIRECTORS MEETING
May 18th, 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, Jeff Cole, Mary Gibbs, Dan Solomon, Lisa Trivison were present. A quorum was declared to be present. Bryan Lewis from Sunstate Management was in attendance.

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

- **Made by:** Lisa Trivison
- **Seconded by:** Dan Solomon
- **Vote:** Approved Unanimously

Treasurers Report:

As attached to these corporate documents Bryan Lewis read from the April 2026 financials. The current A/R was discussed. 5** Pine Ranch East have been given 20 days' notice. Then start the foreclosure process.

Motion: Accept the Treasurer's Report as presented.

Vote: Approved Unanimously

Compliance Report:

Lawn and Landscaping Violations

The Board agreed to continue exercising reasonable discretion regarding grass and lawn issues due to recent weather conditions, while continuing to address significant violations.

Property 590 – Off-Leash Dog Complaint

The Board determined that the issue remains unresolved.

Action Item: The matter will be forwarded to the Fining Committee for review.

Property 519

The Board reviewed a continuing maintenance violation and confirmed that the matter will proceed through the compliance process.

Property 622

The Board noted that an unapproved structure has been removed. The owner is working with the county regarding permitting and disposal requirements.

Property 801

Approved for fining if structure is not removed.

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

New Business: ARC Report. The Board discussed a homeowner concern regarding enforcement consistency and architectural restrictions, including fences, screening requirements, and an unapproved gazebo structure.

The Board reiterated that:

- Architectural modifications require prior approval.
- Existing deed restrictions prohibit certain detached structures unless governing documents are amended.
- Variance requests must be submitted and approved before installation.

No Board action was taken.

Old Business:

Wetlands Maintenance

The Board discussed ongoing wetlands maintenance scheduling.

Dan Solomon will contact the contractor regarding maintenance timing and provide contract information to the Board.

Community Signage

The Board reviewed previously submitted signage proposals related to community rules and common-area reminders. No action was taken pending additional options and pricing.

Homeowner Comments:

Comments were taken from the floor.

Next meeting at 6:30PM

The meeting was adjourned at

Respectfully presented by,

Bryan Lewis/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association

DRAFT