

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

MINUTES OF THE BOARD OF DIRECTORS MEETING
June 15th, 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, Rosemary 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 May 2026 meeting minutes. **Made by:** Lisa Trivison **Seconded by:** Dan Solomon
Vote: Approved Unanimously

Treasurers Report:

As attached to these corporate documents Bryan Lewis read from the May 2026 financials. The current A/R was discussed.

Management Report: No new homes are currently scheduled for fining. Compliance inspections will now be handled exclusively by **Sun State Management** rather than Board members. Homeowners with questions regarding violations or courtesy notices should contact Bryan or Kristi at Sun State Management. Residents were encouraged to utilize the owner portal for payments, account information, and communications. Assistance is available through Kristi for homeowners needing help accessing the portal.

New Business: Officer Appointment. The Board discussed filling the office of President. **Motion:** A motion was made to formally appoint **Rosemary Speck** as President of the Association. **Second:** Lisa. **Vote:** Motion carried unanimously.

Compliance Committee. The Board discussed Compliance/Fining Committee membership. **Motion:** Lisa moved to reappoint **Don Johnson** to the Compliance/Fining Committee. **Second:** Rosemary. **Vote:** Motion carried unanimously. Management also reported that future Compliance Committee meetings will be scheduled later in the day (approximately 5:00–6:00 p.m.) to better accommodate committee members and homeowners.

Old Business: Preserve Maintenance. The Board discussed maintenance of the preserve pre-treatment area. Discussion included: Increasing mowing frequency from twice per year to four times per year. Obtaining pricing for additional maintenance services. Continuing annual inspections of the drainage control structures by the engineering firm. Budget planning for future maintenance expenses.

Management will obtain proposals for additional mowing services and present them at the next meeting. No formal Board action was taken.

Architectural Review Committee (ARC) 571 Pine Ranch East. **Motion:** Lisa moved to approve the completed ARC application presented during the meeting. **Second:** Rosemary. **Vote:** Motion carried unanimously.

Homeowner Comments:

Comments were taken from the floor.

Next meeting: The Board announced there will not be another regular Board meeting until **September**.

Management will continue normal Association business during the summer and will obtain pricing for The Preserve maintenance before the next meeting.

Adjournment: **Motion:** Rosemary moved to adjourn the meeting. **Second:** Lisa. **Vote:** Motion carried unanimously. The meeting was adjourned at 7:01PM

Respectfully presented by,
Bryan Lewis/LCAM

Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association