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

MINUTES OF THE BOARD OF DIRECTORS MEETING
September 21st, 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 Trivision and **Seconded** by Dan Solomon. **The Motion passed unanimously.**
Treasurers Report: As attached to these corporate documents. Bryan Lewis reviewed the Association's financial statements through August 2026, including accounts receivable and the Association's operating and reserve position.
Management Report: The Board discussed homeowner enforcement correspondence, including the timing of notices, a July 8, 2026, letter, and a $100 fine. The discussion emphasized clear and timely communication regarding compliance matters.
New Business:
2027 Budget Planning: The Board discussed anticipated costs for the preserve maintenance, drainage work, invasive vegetation removal, landscaping, engineering, and contractor services. The Board considered addressing the work through the regular budget process and completing larger projects in phases where practical.
Old Business:
Preserve and Drainage Maintenance: The Board discussed overgrowth, Brazilian pepper and other invasive vegetation, drainage conditions, and the need to identify the areas for which the Association is responsible. The Board favored establishing priorities and a manageable maintenance plan before additional work is authorized.
Engineering and Contractor Services: The Board discussed obtaining professional guidance, pricing, and scopes of work for preserve and drainage maintenance, with the goal of establishing an ongoing maintenance schedule after the initial corrective work is completed.
Roads and Stormwater: The Board discussed responsibility for neighborhood roads, storm drains, and related areas, including the need to distinguish County responsibilities from Association responsibilities before committing Association funds.
Landscaping: Landscaping responsibilities in areas adjoining Association property and the preserve were discussed. The Board agreed responsibilities should be clarified before additional Association funds are committed.
Architectural Review Committee (ARC)
Homeowner Comments:
Comments were taken from the floor.
Next meeting: TBD
Adjournment: Motion: Rosemary moved to adjourn the meeting. **Second:** Lisa. **Vote: Motion carried unanimously.**
The meeting was adjourned at 7:13PM

Respectfully presented by,
Bryan Lewis/LCAM
Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association