

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

**MIINUTES OF THE BUDGET MEETING OF BOARD OF DIRECTORS  
November 18, 2024**

A *REGULAR MEETING* of the Board of Directors was held via Zoom conference call

The meeting was called to order by Jeff Cole at 6:30 P.M.

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. The following Directors were present,

Jeff Cole, Mary Gibbs, Gabe Farrell, Joe Meyers, and Kathy Pierce were present.

Dan Solomon and Rosemary Speck were not present

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

**Approval of Minutes:**

A **Motion** was made by Kathy Pierce and seconded by Joe Meyers to approve the meeting minutes from October 21, 2024, Board meeting. **Motion passed unanimously.**

**Treasurers Report:**

As attached to these corporate documents Brian Rivenbark read from the October 2024 financials

**Compliance Report:**

As attached to these corporate documents Brian Rivenbark reported from the November compliance report.

**New Business:**

**Discussion and Vote to approve the 2025 Proposed Budget:** Brian Rivenbark explained the line items for the 2025 proposed budget

A **MOTION** was made by Joe Meyers and seconded by Mary Gibbs Pierce to approve the proposed 2025 Budget as presented. **Motion passed unanimously.**

**Approve Variance for Fire Pit:**

A **MOTION** was made by Jeff Cole and seconded by Joe Meyers to approve the variance for the fire pit at. **Motion passed unanimously.**

**Old Business:**

**Wetland Work Update:** Brian Rivenbark reported that he has received the contacts for two companies that can perform the dredging of the wetland culverts.

**Discussion of letter sent by FDEP re: Gluecks:** Discussion was had by the Board regarding the Attorney letter to the DEP.

**Homeowner Comments:**

The meeting was adjourned at 7:20PM

*Respectfully presented by,*

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association