

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS  
January 15<sup>th</sup> 2024**

A *REGULAR MEETING* of the Board of Directors was held At the Mount Carmel Catholic Church

The meeting was called to order by Brian Rivenbark 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, Diane Walker, Joe Meyers and Mary Gibbs, were present.

Gabe Farrell and Kathy Pierce were absent

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

**Approval of Minutes:**

A **Motion** was made by Joe and seconded Diane to approve the meeting minutes from the December 18<sup>th</sup> 2023. Board meeting. **Motion passed unanimously.**

**Treasurers Report:**

As attached to these corporate documents Brian Rivenbark read from the December 2023 financials.

**Compliance Report:** As attached to these corporate documents the Board discussed the compliance report for January. There were 20 new violations that were noted for January. Diane stated that the letters do not have the specific issue of the violation. Brian stated that if the owner calls, he will have the office forward the call to him to handle.

**New Business:**

**Preparation of the Annual Meeting:** Jeff reported that the annual meeting is scheduled for February 2nnf. The Board member from Pine Ranch East will be present to present the progress on the gate on Pine Ranch East. Diane will present the rules and regulations at the annual meeting. Brian will create an excel spreadsheet to keep track of the resident information sheets and send the information to the Board each week.

**Old Business:**

**Homeowner Comments:**

Owner commented on the compliance letters not being specific enough. Owner stated that the annual picnic is scheduled for March. The choice of food trucks was discussed. The annual meeting sign will be replaced. The unregistered vehicles were discussed. There is an option is to have the vehicles towed if the Sheriffs department is notified.

The meeting was adjourned at 7:10PM

*Respectfully presented by,  
Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at  
Bay Oaks Homeowners Association