

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

MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
Mount Carmel Catholic Church (new hall)
241 Burney Street/Old Venice Road
Osprey, Florida 34229

February 22, 2024

An *ANNUAL MEETING* of the MEMBERS was held at 6:00 P.M.

The meeting was called to order by Jeff Cole at 6:02 P.M.

Notice of the meeting was sent to each Member and posted on the property prior to the meeting in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

A quorum was declared to be present with 48 Members in person or by proxy.

Sunstate Management was represented by Brian Rivenbark, CAM.

UNDER THE HEADING OF APPROVE MINUTES: On a motion by Joe and seconded by Diane the minutes of last Annual Members Meeting held February 20, 2023, were unanimously approved as written.

A Presentation was given by Scott Smith, Board President of Pine Ranch East, to discuss the installation of the entry gates for Pine Ranch East timeline and the impact it will have on the residents of Bay Oaks.

UNDER THE HEADING OF NEW BUSINESS:

a. Reports of Officers:

President – Jeff reported that the Association is currently in the process of using an Attorney to prevent the shredder at Gluecks. 2023 has been a quiet year. The Sunshine Committee is looking for volunteers. Don Johnson reported that the annual picnic is currently scheduled for April 7th. The menu will include some lasagna and BBQ pulled pork.

Jeff thanks all the residents who wrote letters against the shredder at Gluecks. Jeff thanked Dave Pelegrin for all of his volunteer work he does in the community. Lori and Tim Aiken for the yard of the month program. Frank and Ricky Gilligan for the annual picnic donation of \$200. Last but not least the volunteer Board members who work tirelessly for the neighborhood.

Dan Soloman has put a list together to repair the mailboxes. The mailboxes are the responsibility of the owner for repair. Dan has gathered all of the materials needed to get the repairs completed.

Treasurer – As Attached to these corporate documents Brian Rivenbark reported from the 2023-year end financials.

Results of carryover vote -

- A Carryover vote: The surplus carryover passed 47 Yes 0 No
- B Announcement of directors: Jeff Cole, Mary Gibbs, Joseph Meyers, Gabe Farrell, Kathy Pierce and Diane Walker.

Rosemary Speck and Kim Palmer volunteered for the 2024 Board.

UNDER THE HEADING OF UNFINISHED BUSINESS: None

OWNER COMMENTS:

Discussion followed regarding the soliciting that has been occurring in Bay Oaks.

With no further business before the Board, upon a motion was made and seconded to adjourn the meeting at 7:10P.M.

Brian Rivenbark, CAM