

BAY OAKS HOMEOWNERS ASSOCIATION, INC.  
A Corporation Not-for-Profit  
Mount Carmel Catholic Church (new hall)  
241 Burney Street/Old Venice Road  
Osprey, Florida 34229

**MIINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD**

**February 22, 2024**

An *ORGANIZATIONAL MEETING* of the BOARD was held immediately after the annual meeting.

The meeting was called to order by Brian Rivenbark.

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. The following Directors were present,

Jeff Cole, Mary Gibbs, Diane Walker, Joseph Myers, Gabe Farrell, and Kathleen Pierce

A quorum was declared to be present.

Sunstate Management was represented by Brian Rivenbark, CAM.

A **MOTION** was made by Mary and seconded by Kathy to accept the resignation of Diane Walker. **Motion passed unanimously.**

A **MOTION** was made by Mary and seconded by Kathy to appoint Rosemary Speck to the Board of directors for 2024. **Motion passed unanimously.**

A **MOTION** was made by Joe and seconded by Mary to appoint Kim Palmer to the Board of directors for 2024. **Motion passed unanimously.**

A **MOTION** was made by Joe and seconded by Kathy to appoint Dan Soloman to the Board of directors for 2024. Motion passed unanimously.

A **MOTION** was made by Mary and seconded by Kathy to appoint Diane Walker to the Appeals Committee. Motion passed unanimously.

**APPROVAL OF MINUTES:**

A **MOTION** was made by Joe and seconded by Jeff to approve the minutes from the January 15<sup>th</sup> 2024 Board meeting. **Motion passed unanimously.**

**UNDER THE HEADING ELECTION OF OFFICERS OF BOARD:**

A **Motion** was made by and seconded by that the directors retain the same officer positions as in 2023 for the 2024 year. **Motion passed unanimously.**

Dan Soloman will be the compliance liaison.

**NEW BUSINESS:**

**Discussion and Vote Regarding Current Compliance and Imposing Fines**

A **MOTION** was made by Joe and seconded by Jeff to impose a fine of \$100 per day not to exceed \$1000 in aggregate 570 Pine Ranch East. **Motion passed unanimously.**

With no further business before the Board, upon a motion was made and seconded to adjourn the meeting at 7:38 P.M.

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Brian Rivenbark, CAM