

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
April 15th 2024**

A *REGULAR MEETING* of the Board of Directors was held At the Mount Carmel Catholic Church+3

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, Dan Soloman, Joe Meyers, Mary Gibbs, Kim Palmer and Rosemary Speck were present.
Kathy Pierce and Gabe Farrell 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 Rosemary to approve the meeting minutes from the March 18th 2024. Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the March 2024 financials. Brian presented copies of the NOLA letters that were mailed to each homeowner that was past due at the time of the mailing which was March 14th 2024. Brian explained that this is a 30-day notice that is mandated by law and is required to send to the Associations Attorney for collections. Brian stated that there were four owners that have not paid the 2024 annual dues and have been sent to the Attorney today.

Compliance Report: Dan Soloman reported on the April compliance report. Discussion followed regarding the timeline of the violations and how certain violation are handled.

A **MOTION** was made by Mary and seconded by Rosemary to approve the fine of \$50 for failure to not submit variance request for the new driveway. **Motion passed unanimously.**

New Business:

Rental Rules and Procedures: Brian presented the rental application and explained to the Board the procedures for approving a lease in Bay Oaks. Brian explained the background checks as well as the reason for the application fee. Rosemary will be in charge the rentals.

Old Business:

Mailbox Beautification Project: Joe reported that he should be able to renovate three mailboxes per week. Sunstate will send out an eblast to see which owners want to pay the \$20 per mailbox.

Homeowner Comments:

Owners commented on the certified letters, the violation process, rental process and the mailbox beautification project and the cars parking at 567 Pine Ranch East. Owners thanked Don Johnson for the picnic and Dan for the job on the violation process. The map of the flood plain has changed to bay oaks being in the AE section.

The meeting was adjourned at 7:48PM

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

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