

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
May 20th, 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, Dan Soloman, Joe Meyers, Kathy Pierce, Gabe Farrell and Rosemary Speck were present.
Mary Gibbs and Kim Palmer 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 Kathy and seconded Rosemary to approve the meeting minutes from the April 15th 2024. Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian Rivenbark read from the April 2024 financials. Jeff reported that there are two owners that are past due and in collections with the Attorney. One of the Owners will have a lien with foreclosure by the end of the month. Brian explained the lien and foreclosure process.

Compliance Report: Dan Soloman reported on the May compliance report.

There were 17 owners on the list who will receive the second letter for their violations. 550 Oak Bay has been fined previously and will be sent to the Attorney for collections. Dan went through the list of violations. Dan explained the standard operating procedures for the compliance process. Discussion followed regarding the process of loading and unloading of RV and campers. The documents state that they are permitted for loading and unloading only. The owners must contact the Board or management if the RV or camper will be parked in the community for loading and unloading.

New Business:

Old Business:

Mailbox Beautification Project: Joe reported that the mailboxes are being refurbished off a compiled list. Jeff stated the mailboxes look beautiful. The Board will have to address in the future about having the owner refurbish their mailboxes.

Homeowner Comments:

Owners commented on inappropriate language on the vehicles, owner thanked the Board, the owner on Oak Bay will need to be notified to help with supplying the irrigation at the entrance, the language on the vehicle is unsightly.

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