

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
June 17th , 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 6:49 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,

Dan Solomon, Joe Meyers, Mary Gibbs Gabe Farrell and Rosemary Speck were present.
Jeff Cole Kathy Pierce 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 Joe and seconded Rosemary to approve the meeting minutes from the May 20th 2024. Board meeting. **Motion passed unanimously.**

Treasurers Report:

No report

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

Discussion followed regarding the operating procedures for specific compliance issues. Dan reported on the compliance report. There are owns who have not sent a plan of action to remedy their violations. Lengthy discussion followed. A **MOTION** was made by Rosemary Speck and seconded by Mary Gibbs to impose a fine in the amount of \$100 per day not to exceed \$1000 in aggregate for lot maintenance at 594 Oak River Ct. **Motion passed with Dan Solomon abstaining.**

New Business:

Discussion regarding payment plan for owners in arrears: The Board discussed the requested payment plan from 586 PRE. The Board agreed to not accept the payment plan until the home have corrected the restriction violation. A **MOTION** was made by Rosemary Speck and seconded by Joe Myers to approve the payment plan when the dirty fence restriction violation is corrected, and the plan will not be offered next year. **Motion passed unanimously.**

Old Business:

Mailbox Beautification Project: Dan reported that the mailbox refurbishment has been completed. Brian reported that he has received the new HB for HOA's and will forward the information to the Board.

Homeowner Comments:

The meeting was adjourned at 7:37PM

*Respectfully presented by,
Brian Rivenbark/LCAM*

Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association