

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
September 9, 2024**

A *REGULAR MEETING* of the Board of Directors was held via Zoom conference call

The meeting was called to order by Brian Rivenbark at 6:31 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 Solomon, Joe Meyers, Mary Gibbs, Gabe Farrell, Kathy Pierce and Rosemary Speck were present. 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 Mary and seconded Rosemary to approve the meeting minutes from the June 17, 2024, Board meeting. **Motion passed unanimously.**

A **Motion** was made by Mary and seconded Rosemary to approve the meeting minutes from the September 3, 2024, Board meeting. **Motion passed unanimously.**

Treasurers Report:

As attached to these corporate documents Brian read from the August 2024 financials

Compliance Report: Dan Soloman reported on the August compliance report. Discussion followed regarding the compliance process for owners to communicate when correcting violations.

New Business:

Vote to Hire an Attorney Regarding the DEP Letter: The Board discussed retain legal counsel to oversee the DEP soil testing request. The cost of the Attorney was discussed.

A **MOTION** was made by and seconded by to approve to retain Attorney Grambling in the amount of \$3000 to represent Bay Oaks regarding the DEP soil testing. **Motion passed unanimously.**

586 Pine Ranch East Payment Plan or Full Payment Discussion: This owner is in arrears on the annual assessments. The Owner is currently with the Attorney for collections. A payment in the amount of \$600 was paid. There is still a balance due. The owner has requested a payment plan due to a hardship. The Board discussed the option of foreclosure. It was the Boards Decision to allow the owner 30 days to pay the full amount owed to the Association including interest, late charges and attorney fees.

Old Business:

Homeowner Comments:

The meeting was adjourned at PM

Respectfully presented by,

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

DRAFT