

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
October 21, 2024**

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

The meeting was called to order by Jeff Cole 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, and Kathy Pierce were present.

Mary Gibbs, Gabe Farrell and Rosemary Speck were not present

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

Approval of Minutes:

A **Motion** was made by Joe Myers and seconded by Kathy Pierce to approve the meeting minutes from September 9, 2024, Board meeting. **Motion passed unanimously.**

Treasurers Report:

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

Compliance Report:

The compliance will be started back up in November due to the storm.

New Business:

Dredging Wetlands to Improve Drainage: Joe Myers reported that the drainage from the middle preserve area will need to be cleaned out to improve the drainage. Brian Rivenbark will contact the County to initiate the inspection and eventual cleanout. Brian will contact the engineer that performed the inspection from 2021.

Displaced Renters: Jeff Cole reported that an owner who has tried to sell her home is requesting to have the Board give an exception to the two year ownership rental restriction for the renters who she would be renting her home to. The people who she would like to rent to were displaced due to the hurricane.

A **MOTION** was made by Jeff Cole and seconded by Kathy Pierce to not approve the rental for the displaced people from the hurricane due to precedent. **Vote Passed 3-1 with Jeff Cole voting to approve the rental. Motion passed unanimously.**

Old Business:

Update on Gluecks: Jeff Cole reported that a letter was sent from the Associations counsel to DEP. The letter requests to see what evidence that would lead to the inspection.

Payment from Homeowner: The owner at 586 Pine Ranch east still has a balance and is continuing to pay according to the payment plan.

Homeowner Comments:

Joe Myers reported that there are around 9 or 10 mailboxes left to refurbish.

The meeting was adjourned at 7:20PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association