

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
December 16, 2024

The meeting was called to order by Jeff Cole 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 Solomon, Joe Meyers, Mary Gibbs Rosemary Speck were present.

Kathy Pierce and Gabe Farrell 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 Mary Gibbs to approve the meeting minutes from November 18, 2024, Board meeting with corrections. Motion passed unanimously.

Treasurers Report:

As attached to these corporate documents Dan Solomon read from the November 2024 financials. Past due owner was discussed.

Compliance Report:

As attached to these corporate documents Brian Rivenbark reported from the December compliance report.

806 Oak Pond will get a 14 day certified letter for the light post and the dirty driveway

842 Oak Pond will get a 14 day certified letter for the paint exterior and the dirty sidewalk

570 Pine Ranch East will get a 14 day certified letter for the paint exterior.

A MOTION was made by Mary Gibbs and seconded by Rosemary Speck to fine 806 Oak Pond \$100 per day not to exceed \$1000 per day for the light post violation and the lot maintenance violation Motion passed unanimously.

A MOTION was made by Joe Meyers and Rosemary Speck to fine 842 Oak Pond \$100 per day not to exceed \$1000 per day for the lot maintenance violation. Dirty sidewalk and the Paint exterior. Motion passed unanimously

A MOTION was made by Rosemary Speck and seconded by Joe Meyers to fine 570 Pine ranch east \$100 per day not to exceed \$1000 in aggregate for the Lot Maintenance violation paint exterior of home. Motion passed unanimously

A MOTION was made by Joe Meyers and seconded by Mary Gibbs to send 550 Oak Bay to the Attorney for collections on the imposed fine of \$1000. Motion passed unanimously

A MOTION was made by Joe Meyers and seconded by Mary Gibbs to send 594 Oak River to the Attorney for collections on the imposed fine of \$1000. Motion passed unanimously

New Business:

Fining of rental & fence installation w/out variance:

Discussion was had by the Board on the home at 554 Pine Ranch east for violation of renting out the home twice in one year. A letter will need to go to the owner for the violation and then the Board will discuss the fining at the January Board meeting

Discussion was had by the Board on the home at 814 Oak Pond for the failure to submit a variance request for the fence installation.

A MOTION was made by Rosemary Speck and seconded by Jeff Cole to fine the home at 814 Oak Pond \$50 for failure to submit a variance request for the fence installation. Motion passed unanimously

Old Business:

Wetland Work Update: Brian Rivenbark reported that there is a company coming to the property to inspect the drainage and provide a proposal to have the drainage culverts cleaned out. Brief discussion followed regarding the drainage system in Bay Oaks.

Trambley non-payments: This was discussed under the Treasurers report.

Homeowner Comments: Owners commented on the hurricane debris pick up. The Board agreed to have the debris pile in the common area removed.

A MOTION was made by Jeff Cole and seconded by Mary Gibbs to approve the variance application at 615 Pine Ranch for new windows. Motion passed unanimously

The meeting was adjourned at 7:43PM

Respectfully presented by,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association

DRAFT