

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**  
**January 20, 2025**

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, Rosemary Speck, kathy Pierce were present.

Mary Gibbs was 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 December 16, 2024, Board meeting with corrections. Motion passed unanimously.

Treasurers Report:

As attached to these corporate documents Dan Solomon read from the December 2024 financials.

Compliance Report:

As attached to these corporate documents Dan Solomon reported from the January compliance report.

A MOTION was made by Joe Myers and seconded by Rosemary Speck to impose a fine of \$100 per day on 842 Oak Pond not to exceed \$1000 in aggregate for failure to maintain the home. Motion passed unanimously.

Discussion was had regarding the enforcement of covering the garbage cans when they are on the side of the home.

Discussion was had regarding the variance for a new shed at 587 Oak River Ct.

A MOTION was made by Joe Myers and seconded by Rosemary Speck to deny the request for a new shed at 587 oak River Ct. Motion passed unanimously.

A MOTION was made by Dan Solomon and seconded by Joe Myers to fine 554 Pine Ranch East \$100 per day not to exceed \$1000 in aggregate for .Motion passed unanimously.

New Business:

Points each board member wants to address at the annual meeting: Kathy Pierce stated the entrance Gate from Pine Ranch east should be discussed. The matter of Gluecks should be discussed. The preserve area maintenance will be discussed as well.

Old Business:

Wetland Work Update: The drainage of the community through the storm drains form the retention pond Brian was able to get a company out to get a proposal together for the remediation of the storm drains and also get a proposal to dredge the preserve area.

586 Pine Ranch East non-payments: The Board will monitor the owner to see if he will pay the 2025 annual fee. The account will be considered late after January 31<sup>st</sup> 2025. The Owner is currently with the Attorney for collection of the 2024 dues.

Homeowner Comments:

None

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