

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

MIINUTES OF THE ANNUAL MEETING OF THE MEMBERS

February 15, 2016

An *ANNUAL MEETING* of the MEMBERS was held at 6:30 P.M. at The Mount Carmel Catholic Church, NEW HALL, located at 241 Burney St. /Old Venice Rd, Osprey, Florida.

The meeting was called to order by the President, Jeff Cole at 6:30 P.M.

Notice of the meeting was sent to each Member 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, Sharon Morea, Bruce Nitsche, Elsie Merrill

A quorum was declared to be present with 35 Members in person or by proxy

Lighthouse Property Management was represented by Les Nichols, CAM.

UNDER THE HEADING OF APPROVE MINUTES: On a motion by Mr. Tate seconded by Mr. Cole the minutes of last Annual Members Meeting held February 16, 2015 were unanimously approved as written.

UNDER THE HEADING OF NEW BUSINESS:

1. Nobody came forward for the board other than the 2 directors that were up for reelection which were Mr. Cole and Ms. Merrill. Therefore no election took place.
2. Under Report of officers

President – Jeff Cole reported:

Compliance has picked up and Lighthouse Property Management is now tracking it.

There is a fining committee now set up to be able to fine for non-compliance.

There is an increase in homes being rented and even businesses buying homes and he is working with Lighthouse on creating a rental policy including background checks and an application process.

Foreclosures still are affecting Bay Oaks HOA

The Association is looking to maintain a website.

He spoke on pressure washing sidewalks and common areas.

Treasurer – Ms. Morea reported:

Compliance: Bruce reported on trash issues and brush being left out too many days before pick up. Stated this needs to be same day or after 5pm the day before. He also spoke on Mailbox replacement. Stated he is working on getting mailboxes delivered to his home.

Owner comments:

Don Johnson – he spoke on committees that have been formed and went thru some of the volunteers that have come forward.

There were a few questions in regards to homes that are in disarray.

There was some concerns about pepper trees and the board will look into it.

UNDER THE HEADING OF OLD BUSINESS: None

With no further business before the Board, upon a motion was made and seconded to adjourn the meeting at 8:15P.M.

Les Nichols, CAM