

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS

May 16th, 2016

A *REGULAR MEETING* of the Board of Directors was held at The Mount Carmel Catholic Church, located at 425 S. Tamiami Trail, 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 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, Sharon Morea, Jerry Cooper, Elsie Merrill & Bruce Nitsche

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management was in attendance.

UNDER THE HEADING OF APPROVE MINUTES: On a motion by Ms. Merrill, seconded by Ms. Morea, the minutes of the April 18, 2016 meeting were unanimously approved.

UNDER THE HEADING OF TREASURER'S REPORT:

- As attached to these corporate documents Brian read from the April financials. Lengthy discussion followed regarding the Accounts Receivable.
- The Board requested that 597 PRE be removed from the A/R report
- Brian explained Sunstate Management's collection process.

UNDER THE HEADING OF OWNER'S COMMENTS:

- Homeowner asked if the Association knew anything regarding the Paw Park in Palmer Ranch or the Bay Street extension.
- Homeowner stated that he received the blanket compliance letter and said it was an excellent letter. Both of the homeowners at the front entrance will let the Association use their water when the new plantings are installed at the front entrance. Homeowner also thanked everyone involved in the mailbox installation.
- The homeowner also stated that there are homeless people outside the abandoned restaurant by the Wal-Mart.
- A homeowner said that a tree near the back entrance had slid into the creek. The same homeowner notified the Board that the housing development on the other side of the bike trail would have 4 lakes that will dump into North Creek.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No Report
- B. SUNSHINE COMMITTEE: No Report
- C. LADIES LUNCH: No Report
- D. YARD OF THE MONTH: The yard of the month is 570 Pine Ranch east. Bruce announced that he is looking for a volunteer to take over the yard of the month nominations.

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Bruce reported that flyers were put in resident's mailboxes to inform them of recommended ways to clean the mailboxes. The letter is working as some residents are getting the Mailboxes clean.
Bruce also stated that with the Presidential election this year we will need to inform the residents that signs are not permitted in Bay Oaks Estates. Brian stated that he will send an Eblast quoting the Association documents informing the residents that the signs are not permitted.
- B. VARIANCE: A variance was requested by 583 Oak Bay Dr to install a new roof. It was approved.
A variance was requested by 825 Oak Pond Dr. to install a new roof. It was approved.
A variance was requested by 506 Oak Bay Dr to install a new fence on the side and back of the home. It was approved.
The variance at 813 Oak Pond Dr. for a new fence was already approved.

UNDER THE HEADING OF OLD BUSINESS:

- Brian presented a quote from Out on A Limb to have the dead pepper trees in the preserve removed along with trimming the Oak trees at the front entrance. Brief discussion followed regarding the quote.
- A **MOTION** was made by Ms. Merrill and seconded by Mr. Cooper to approve the quote from Out On a Limb to get the dead pepper trees removed and the Oak trees trimmed at the front entrance.
- Bruce stated that the final phase of the mailbox replacement is complete.

UNDER THE HEADING OF NEW BUSINESS:

- Jeff asked the Board if there should be a summer recess for Board meetings in July & August. Brief discussion followed regarding the recess. The Board agreed to table the discussion until the next meeting in June.
- Sharon reported on home sales: 801 Oak Pond is back on the market, 518 Oak Bay is now on the market, 590 Oak River is under contract, 813 Oak Pond closed on May 13th, 579 Pine Ranch East closed in March and 602 Oak River Court closed in March.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:28 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association