

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
December 12th, 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 & Bruce Nitsche. Elsie Merrill Was absent

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 Sharon Morea, seconded by Jerry Cooper, the minutes of the November 14, 2016 meeting were unanimously approved.

UNDER THE HEADING OF TREASURER'S REPORT:

- No report

UNDER THE HEADING OF OWNER'S COMMENTS:

- Owner at 814 Oak Pond attended the meeting regarding the violation notices she has received from the Association. She stated that she does have plans to move into the house at the beginning of the year. The owner stated that she will be putting a new roof on the house. The Board stated that she will need to have the driveway painted as well. The Board agreed to have her send an action plan as to when the violations will be resolved. Brian will monitor the dates when the violations will be corrected.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No report
- B. SUNSHINE COMMITTEE: No report
- C. LADIES LUNCH: The next Ladies Lunch will be held at Laurie Akin's house at 507 Oak Bay Dr.
- D. YARD OF THE MONTH: Bruce reported that 514 Oak Bay Dr was the Yard of the month for January

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Brief discussion was had regarding the compliance report for November.
- B. VARIANCE: The Board approved a variance for a new fence at 579 Pine Ranch East.

UNDER THE HEADING OF OLD BUSINESS:

- Jeff presented 4 Attorney bills to be paid. Jeff stated that all of them have been settled and are to be paid as soon as possible. The total was \$1500.00
- Bruce asked if anything can be done about the cars that park on the side of the street at the entrance off Preymore. Brian stated that the roads in Bay Oaks are public roads and there is a section of the documents that state all cars must be parked on a paved surface.

UNDER THE HEADING OF NEW BUSINESS:

- Brian Presented 2 proposals for the gutter cleaning project one was \$3,300.00 and the other was \$2,200.00. The Board discussed if the gutter cleaning was worth the cost. Jeff recommended that this subject be tabled and discussed at the annual meeting.
- Jeff stated that he still has the check for Nutters Mowing to get the wetlands mowed. He will check with Nutters regarding the time when they can mow the wetlands.
- Bruce asked Brian if the pepper trees were trimmed back behind 500 Oak Bay. Brian stated that they were trimmed on the 9th of December.
- Sharon stated that there was a new home for sale on Oak Bay dr.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:30 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association