

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**  
**March 20th, 2017**

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 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,

Elsie Merrill, Mary Gibbs, Karla Lehn & Jeff Cole. Bruce Nitsche 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 Elsie Merrill, seconded by Mary Gibbs, the minutes of the February 20, 2017 Organizational meeting were unanimously approved.

**UNDER THE HEADING OF TREASURER’S REPORT:**

- Karla reported that the petty cash is at \$ 52.78 and an additional \$50.00 will be required to replenish.
- As attached to these corporate documents Brian read from the February financials.

**UNDER THE HEADING OF OWNER’S COMMENTS:**

- A Homeowner reported that there is generator noise coming from the Legacy Estates new development across from the Legacy Trail. Brian stated that he will contact someone to see if they can stop the generator from running all night or put up some sort of noise barrier.
- A homeowner stated that he has heard loud motorcycles going down the street at night but did not want to state where the address is. Brian stated that if he emails him the address then he can send out a letter.
- A Homeowner stated that she shares her irrigation system with the common areas at the entrance at Pine Ranch East. She recently had to repair the irrigation system and is asking the Association to share half the expense. Brief discussion followed. Brian stated that he will consider this issue.

**UNDER THE HEADING OF COMMITTEE REPORTS:**

- A. WELCOME COMMITTEE: No report

- B. SUNSHINE COMMITTEE: A \$50.00 gift card was sent to the Volino residence. The garage sale is scheduled for April 1 2017.
- C. LADIES LUNCH: This past month's Ladies Lunch was held at Shelia Polk's house. The next Ladies Lunch is TBD.
- D. YARD OF THE MONTH: No Report.

**UNDER THE HEADING OF COMPLIANCE AND VARIANCE:**

- A. COMPLIANCE: Brian presented the March compliance report with 4 Homeowners set to be sent to the Appeals Committee. Those homes are 606 Pine Ranch East Road, 624 Oak Bay Drive, 818 Oak Pond Drive and 593 Pine Ranch East Road. Brian stated that he will call these four residents.
- B. VARIANCE: Karla presented a Variance request for a Garage extension at 510 Oak Bay Dr. Brief discussion followed. A **MOTION** was made by Mary and seconded by Karla to approve the Variance for 510 Oak Bay Dr. **Motion passed unanimously.**

**UNDER THE HEADING OF OLD BUSINESS:**

- None

**UNDER THE HEADING OF NEW BUSINESS:**

- Elsie read the thank you cards from the Dudley's and the Laverdures.
- Waive fine for 814 Oak Pond Dr. The Board discussed waiving the \$1000.00 for 814 Oak Pond Dr. The fine was imposed for a restriction violation that was corrected after the fine was imposed and the owner is asking the Association to waive the fine. Brian stated that the owner sent him an email with an action plan to rectify the other violation issues by the end of march. The Board stated that if the violations are corrected by the end of the month as stated in the email then the Board will consider waiving the fine.
- Brian presented the current A/R report and there are three Homeowners on the list that have not paid their dues in years. Brian advised sending them to the Attorney for collections with the intent to lien. After lengthy discussion, the Board agreed to not go to the Attorney and file the liens themselves.
- Jeff stated that he found a listing on Homeaway.com for 578 Pine Ranch East. Brian stated that he sent an email to the property manager to remove the ad immediately. A reply was sent stating the ad will be removed and the rental application with the \$25 fee will be sent and completed.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 8:00 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association

