

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**  
**April 17, 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 March 20, 2017 Board meeting were unanimously approved.

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

- As attached to these corporate documents Brian read from the March financials.

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

- A Homeowner reported that he will be replacing his front door and does he need a variance form completed. Jeff stated that he will need one completed and approved for the door.
- Mary Gibbs stated that she had her irrigation repaired and had some heads replaced in the common area by her house. Brian asked Mary to send him the cost for those repairs in the common area and he will get her reimbursed. Also Mary mentioned that it might be a good time to clean the North Creek since it is so dry. Brian stated that he would contact Daniel Camacho.

**UNDER THE HEADING OF COMMITTEE REPORTS:**

- A. WELCOME COMMITTEE: No report
- B. SUNSHINE COMMITTEE: Karla said she would send a Get-Well card to Bruce and notify Rosemary
- C. LADIES LUNCH: This past month’s Ladies Lunch was held Philippi Creek Oyster Bar. The next Ladies Lunch is at First Watch.
- D. YARD OF THE MONTH: No Report.

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

- A. COMPLIANCE: Brian presented the April 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 contacted 606 PRE, 624 OBD and 593 PRE. 606 PRE will have the palms trimmed within a week, 624 OBD complied and had the palms trimmed and 593 PRE will have their palms trimmed within a week.
- Brian stated that 818 Oak Pond and 579 Oak Bay will need to have fines imposed. Lengthy discussion followed regarding the fines.
- A **MOTION** was made by Jeff Cole and seconded by Elsie Merrill to impose a fine of \$1000.00 on 579 Oak Bay Dr for pool screen damage violation. **Motion passed unanimously.**
- A **MOTION** was made by Jeff Cole and seconded by Elsie Merrill to impose a fine of \$1000.00 on 818 Oak Pond Dr for yard maintenance violation. **Motion passed unanimously.**
- Brian will ask Charlie Dudley to chair the Appeals Committee.
- 615 Oak River Court will be notified that they need to do something about the smashed garage door.
- Brian will notify 817 Oak Pond Drive that they need to back into their driveway so the commercial sign on their rear window is not visible.
- B. VARIANCE: None

**UNDER THE HEADING OF OLD BUSINESS:**

- Brian presented the current A/R to the Board and advised that all past due accounts will need to be handed over to the Attorney. Lengthy discussion followed regarding the past due accounts.
- A **MOTION** was made by Elsie Merrill and seconded by Karla Lehn to send 579 Oak Bay Dr, 583 Pine Ranch Rd and 500 Oak Bay Dr to the Attorney for collections. **Motion passed unanimously.**
- The Board agreed to have the liens renewed on Byrne and Hernandez.
- Brian stated that 814 Oak Pond Dr has completed their action plan to comply with all the violations attached with their home. Brian suggested to the Board to waive the fine imposed for these violations. Brief discussion followed regarding the waiving of the fine.
- A **MOTION** was made by Karla Lehn and seconded by Jeff Cole to Waive the fine of \$1000.00 on 814 Oak Pond for correcting the violations. **Motion passed unanimously.**

**UNDER THE HEADING OF NEW BUSINESS:**

- Jeff suggested to Brian to draft a spreadsheet of all the rental homes in Bay Oaks to show if the rental application was completed and when the lease at that unit is due.
- Jeff suggested getting a memorial to Tate Volino. The Board suggested getting a tree memorial. Karla stated that a Yesterday, Today and tomorrow tree would be a good idea. Brief discussion followed regarding the memorial.
- A **MOTION** was made by Mary Gibbs and seconded by Elsie Merrill to purchase a Yesterday, Today and tomorrow and have it planted at the south entrance in memorial of Tate Volino. **Motion passed unanimously.**
- The Board would like to have a ceremony on May 27th, Memorial Day for Tate.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:47 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association