

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**  
**November 20, 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,

Bruce Nitsche, Karla Lehn, Jeff Cole, and Mary Gibbs were present

Elsie Merrill was absent.

A quorum was declared to be present.

Brian Rivenbark and Kim Barrett from Sunstate Management were in attendance.

**UNDER THE HEADING OF APPROVE MINUTES:** Motion made by Jeff, seconded by Karla to approve the meeting minutes from October 16, 2017 with approved correction. Motion passed unanimously.

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

- Brian reported that the Association is \$4,072.23 under budget for the year.
- Karla discussed receipts that she's received to be reimbursed from the Block Party.

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

- Owner commended the Board and Brian for cutting back the bush so the electric eye is not blocked anymore. Brian recommended that the Association has the landscaper remove the bush next time he comes to property.
- Owners have commented about the noise coming from Billy Glick's property. Don has spoken to Billy Glick and more containers will be added to the "wall" to quiet the noise. If there are more complaints then the Association will contact the County.
- Dave requested permission to purchase Christmas decorations. The Board approved and will reimburse him.
- Phillip expressed his gratitude to the Board for the Block Party.
- Don Johnson was recognized for organizing the Block Party.
- Owner brought up the topic of the Association hiring a subcontractor to pressure wash the sidewalks. According to the documents, the sidewalks are the Homeowner's responsibility.

**UNDER THE HEADING OF COMMITTEE REPORTS:**

- A. WELCOME COMMITTEE: Don Johnson reported that there are 5 new homeowners. He has met one of them. Rob French of 612 Oak Bay Dr. He is still working on meeting the other 4.
- B. SUNSHINE COMMITTEE: A sympathy card will be sent to 522 Oak Bay Dr. for the passing of his father.
- C. LADIES LUNCH: The Ladies Lunch will be held in December 12<sup>th</sup> at Laurie Aiken's home.
- D. YARD OF THE MONTH: Mark and Debbie Moran at 566 Pine Ranch E. as the yard of the month.

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

- A. COMPLIANCE: Brian reported that he did the drive through on November 6<sup>th</sup> and the following homes are presently at the fining stage.
  - 1. 579 Oak Bay- Dirty Driveway  
The Board recalled seeing the Homeowner working on this issue this past weekend. Brian will take a look before any action is taken.
  - 2. 500 Oak Bay- Light/ Lamp Post  
Motion made by Jeff, seconded by Bruce to imposed a fine of \$10 per day not to exceed \$1,000 for the violation of not having a lamp post. Motion passed unanimously.
  - 3. 809 Oak Pond- Dirty Driveway  
Motion made by Bruce, seconded by Jeff to impose a fine of \$10 per day not to exceed \$1,000 for the violation of not having the driveway cleaned. Motion passed unanimously.
  - 4. 531 Pine Ranch East- Dirty Roof  
Motion made by Mary, seconded by Bruce to impose a fine of \$10 per day not to exceed \$1,000 for the violation of not having the roof cleaned.
  - 5. 507 Oak Bay- Dirty Roof  
Karla stated that the Homeowner is getting roof estimates to replace the roof, the status will be changed to monitor.
  - 6. 530 Pine Ranch East  
Homeowner spoke with Bruce and needs more time since they just moved in. The status will be changed to monitor.
- B. VARIANCE:
  - 1. Jeff requested to replace the fence that fell down on his property during Irma. The Board approved.
  - 2. 587 Oak Bay Dr: Jeff presented Brian with the paperwork that was filed with the County regarding the setline of the property. The setline is 18.8ft instead of 20ft.

**UNDER THE HEADING OF OLD BUSINESS:**

- Brian reported on the status of 500 Oak Bay. There has been a hearing scheduled for December 7, 2017 at 1:30pm.
- Hoppin Foreclosure hearing was scheduled for last week. A motion was made by the homeowner to apply for Ohio law since the Mortgage Broker is based in Ohio. If Ohio law is allowed then the statute of limitations has expired.

- Brian received a proposal from Daniel Camacho to landscape the front and back entrances of the Association. The Board had a lengthy discussion regarding different flowers to add along with mulch and lighting.

**UNDER THE HEADING OF NEW BUSINESS:**

- The Board discussed the 2018 proposed budget. The Association fees will remain the same. There has been a slight increase in Insurance and Management. Motion made by Jeff, seconded by Karla to approve the 2018 proposed budget as presented to go into effect January 1, 2018. Motion passed unanimously.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 7:41 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association