

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
January 15, 2018**

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, Jeff Cole, Karla Lehn and Mary Gibbs were present

Elsie Merrill was absent.

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management were in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Bruce, seconded by Mary to approve the meeting minutes from December 18, 2017. Motion passed unanimously.

UNDER THE HEADING OF TREASURER’S REPORT:

- Brian reported that the Association is \$2,915.00 under budget for the year.
- The Accounts receivable report was discussed. Brian explained that if an owner has a late charge on their account from last year but pay on time this year we will waive the fee. Brian also explained that on February 1 the late notices will be mailed out.

UNDER THE HEADING OF OWNER’S COMMENTS:

- None

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No report
- B. SUNSHINE COMMITTEE: No Report
- C. LADIES LUNCH: Mary reported that 8 residents were present for the Ladies Lunch at Max’s Table.
- D. YARD OF THE MONTH: No Selection

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Brian reported that there are 5 homes that have not complied with their restriction violations and will need to be discussed for fining.
519 Oak Bay Dr. – The violation are for a repair needed to the pool screen and the homeowner needs to pressure wash the driveway. A **MOTION** was made by Jeff and

seconded by Mary to impose a fine of \$10 per day on each violation not to exceed \$1000 in aggregate. **Motion passed unanimously.**

579 Oak Bay Dr. – The violation is for a repair needed to the pool cage. A MOTION was made by Karla and seconded by Bruce to impose a fine of \$10 per day on each violation not to exceed \$1000 in aggregate. **Motion passed unanimously.**

591 Oak Bay Dr. - The violation is for a dirty roof. A MOTION was made by Karla and seconded by Jeff to impose a fine of \$10 per day on each violation not to exceed \$1000 in aggregate. **Motion passed unanimously.**

598 Oak Bay Dr. – The violation was for a dirty roof. After brief discussion, the Board instructed management to send out a warning letter to have the roof cleaned.

595 Pine Ranch East - The violation is for a dirty driveway. A MOTION was made by Karla and seconded by Jeff to impose a fine of \$10 per day on each violation not to exceed \$1000 in aggregate. **Motion passed unanimously.**

B. VARIANCE: No Report

UNDER THE HEADING OF OLD BUSINESS:

- Landscape Proposal – Brian presented a landscape enhancement proposal from Brightview Landscape to the Board. Brian stated that if the Board wanted to go with coco brown mulch instead of river rock the cost would be \$300 less. Lengthy discussion followed regarding the proposal.
- A **MOTION** was made by Jeff and seconded by Karla to approve the landscape proposal from Brightview at a cost of \$4,084.00 the work will not start until after the annual meeting. **Motion passed unanimously.**
- Jeff stated that at the last Board meeting there was a homeowner asking if the Association could have the pepper trees trimmed from the preserve in their backyard. Jeff stated that he inspected the area and said the pepper trees were well within the yards. Brian stated that the homeowner is responsible to have them trimmed back and if the Association started doing this it would set a precedence. Board agreed to have the resident trim back the pepper trees at their expense.

UNDER THE HEADING OF NEW BUSINESS:

- Jeff stated that the owner who installed the Christmas lights should be rewarded. The Board agreed to give the homeowner a \$50 gift card from petty cash.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 7:52 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association