

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS  
May 21, 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 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, Bruce Nitsche, Elsie Merrill, and Mary Gibbs were present.

Karla Lehn 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 Elsie, seconded by Mary to approve the meeting minutes from April 18, 2018. Motion passed unanimously.

**Treasurers Report:** As attached to these corporate documents Brian read from the April financials. Brian reported that the lien foreclosure resulted in a \$6,175.00 payment to Bay Oaks HOA. Brian asked the Board on the history of the outstanding balance of 551 PRE. Brian stated if these are past due fees then they should be sent to the Attorney. It was noted that the owner has been paying the annual fees on a timely basis. The Board stated that the balance is a result from fees from a collection agency.

The Board suggested sending a letter to the homeowner to come to a compromise. Lengthy discussion followed regarding the accounts receivable

The Board decided to leave in the Financial Report the \$3,000 Account Receivable for 519 Oak Bay Drive

**Homeowner Comments:** Homeowner stated that he has requested to the County that a multi use path be installed along Bay st. This path is needed for children who walk or ride to school. He learned that Bay st. will be widened to a 4 lane road then the county will be required to install a sidewalk on either side of the road. The homeowner also asked that the Board send a letter to the County Commissioners for a separate multi-use lane to be added on the north side of Bay Street for safety.

Mary asked if the ditch next to Jerry Cooper's house has been cleaned. Brian stated that it has not been cleaned due to the lack of interest in any vendor contacted wanting to do the work. Don Johnson stated that he will send the contact info to Brian of the person who has cleaned it in the past.

**Old Business:** Resident Darrell Nicholson gave presentation regarding the metal shredder at Gluecks. The presentation stated that Gluecks is not a permitted recycle and material recovery business. In 1995 the EPA found ground water contamination from Gluecks. In 2004 Gluecks hired an environmental cleanup company to help Gluecks come into compliance with the EPA. The shredder that is currently in operation has not been permitted and these types of shredders can shred between 30 to 50 tons of metal per hour. The County is just now learning about the shredder and Gluecks will need to acquire an air quality permit from the state EPA. The bottom line is that the County Zoning Commission will need to enforce the zoning laws. Lengthy discussion followed.

**New Business:** Brief discussion was had regarding the dirty roof violation at 591 Oak Bay Dr. A **MOTION** was made by Mary and seconded by Elsie to impose a fine of \$10 per day starting after the Appeals Committee meeting on the decision to levy a fine for the violation. **Motion passed unanimously.**

Bruce stated that the flowers at the left side of the front entrance have disappeared. Brian stated that he inspected the area and found that it appeared that the flowers were eaten by rabbits or deer. Brian went on to state that these are winter annuals and will need to be changed out to summer annuals soon.

Bruce suggested getting no parking signs at the front entrance to prohibit parking on the area of Oak Bay to Pine Ranch East. This area is very congested when vehicles park on the side of the road. Bruce will contact the County about getting no parking signs at the entrance. Also Bruce will look into a sign at the end of Preymore that reads "Do Not Block Entrance".

Two Variance requests were submitted by 570 Pine Ranch Rd for a new shingle roof and a new fence in the back yard. Both requests had the proper documentation and surveys.

A **MOTION** was made by Elsie and seconded by Bruce to approve both the new roof and fence request at 570 PRE. **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 7:50 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association