

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
January 21, 2019

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 Coleat 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, Karla Lehn, Gilbert Wainwright and Mary Gibbs were present.

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management were in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Mary and seconded by Karla to approve the meeting minutes from December 17, 2018. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Brian read from the December financials.

Homeowner Comments:

Home owner asked what the update is on Gluecks survey on the residents regarding the noise situation. The Board explained that most of the residents are upset with the issues at Gluecks. Jeff explained to the ho that at the annual meeting in February 2018 voiced their displeasure to the County code enforcement speaker. The Committee has disbanded. Lengthy discussion followed regarding the lawsuit from Gluecks. Homeowner stated that the community should be surveyed. Homeowner stated that the County will most likely prevail to have Gluecks remove the shredder and remove the trailers that act as a barrier. Lengthy discussion followed. Gluecks lost on three points, the white goods, noise and the trailers.

Homeowner asked the Board to communicate better. Have the Board take the lead on the Gluecks issue and communicate to the residents better.

Homeowner stated that at the hearing on January 14th the County Zoning representative did not state their case very well.

The Board will draft a summary of the Gluecks hearings and what the progress is of the situation.

Homeowner stated that the County fines are minimal and probably won't stop any further actions from the shredder.

Homeowner stated he has a gator in the storm drain and he called wildlife and they stated they will not remove the gator.

Old Business:

583 Pine Ranch East Rd. foreclosure update:

A **MOTION** was made by Karla and seconded by Jeff to proceed with the lien foreclosure at 833 OPD **Motion passed unanimously.**

Mary Lights at back entrance are out. Brian will contact electrician.

New Business:

Motion was made by Karla and seconded by Mary to impose fine on 591 OBD \$10 per day. **Motion passed unanimously.**

Motion was made by Karla and seconded by Mary to impose fine at 579 OBD \$10 per day for damaged pool screen. **Motion passed unanimously.**

Motion was made by Bruce and seconded by Mary to impose fine at 538 OBD for commercial sign on vehicle. **Motion passed unanimously.**

Motion was made by Jeff and seconded by Karla to appoint Gabe Farrell to the Board of Directors. **Motion passed unanimously.**

Discussion was had regarding the email blasts coming from Management. Not all emails are updated.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 8:10 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association