

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS  
October 21<sup>st</sup> , 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 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, Karla Lehn, Gil Wainwright, Tony Polk, Mary Gibbs were present. Absent: Gabe Farrell

A quorum was declared to be present.

Brain Rivenbark from Sunstate Management was in attendance.

**UNDER THE HEADING OF APPROVE MINUTES:** Motion made by Karla and seconded by Mary to approve the meeting minutes from September 16<sup>th</sup>, 2019 Board Meeting Minutes. **Motion passed unanimously.**

Jeff reported that the home at 583 PRE is scheduled for the foreclosure sale on January 10<sup>th</sup> 2020

**Treasurers Report:** As attached to these corporate documents Brian read from the September financials as presented.

**Compliance Report:** Brian reported from the monthly compliance report on homes that have violation.

A **MOTION** was made by Jeff and seconded by Karla to fine 500 Oak Bay Dr \$1000 per violation for Landscape maintenance, Maintenance of the home and light post. **Motion passed unanimously.**

A **MOTION** was made by Jeff and seconded by Karla to fine 583 Pine Ranch east \$1000 per violation for exposed trash cans, Maintenance of the home and light post. **Motion passed unanimously.**

Jeff suggested sending an email to the new owner of 579 OBD on the plan of action on the exterior of the home. Also state to possibly do some upgrades to the exterior of the home.

**Homeowner Comments:**

A homeowner asked about the progress of Gluecks. Jeff stated that he has not heard any new progress on Gluecks. Lengthy discussion followed regarding Gluecks.

Owner stated that the Association has the right to have the property at 500 Oak Bay Dr maintained with a self-help letter.

**Old Business:**

Update on 583 Pine Ranch East Foreclosure: This was reported earlier in the meeting

Mailbox Refurbishment: Bruce reported that all the mailboxes have been refurbished

**New Business:**

2020 Budget approval: Brian presented the 2020 draft budget to the Board.

A **MOTION** was made by Jeff and seconded by Karla to approve the 2020 Budget as presented at \$250 annually. **Motion passed unanimously.**

Directory format review:

Dave Pelegrin presented the 2020 directory for Bay Oaks. Dave received prices for the printing of the directory.

Variance at 599 Pine Ranch East for new hurricane windows was approved.

With no further business before the Board, the meeting was adjourned at 8:10 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association