

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS

January 18th, 2016

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 the 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, Elsie Merrill, Sharon Morea and Jeff Cole

A quorum was declared to be present.

Lighthouse Property Management was represented by Les Nichols, CAM.

UNDER THE HEADING OF APPROVE MINUTES: On a motion by Mr. Nitsche, seconded by Ms. Merrill, the minutes of the November 16th, 2015 meeting were unanimously approved pending revisions.

UNDER THE HEADING OF OWNER'S COMMENTS:

- A homeowner spoke on a meeting had with some homeowners and that they came up with a list of items and committee's that they believe need to be formed to better serve the community.

UNDER THE HEADING OF TREASURER'S REPORT:

- Ms. Morea gave her report and spoke on year financials. Stated they did well and could do see a positive year coming up.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: Don Johnson stated he had spoken with realtors and also met the new owners.
- B. SUNSHINE COMMITTEE: No report
- C. LADIES LUNCH: A Homeowner stated that it was held at the Olive Garden and 13 attended.
- D. YARD OF THE MONTH: For February it is 503 Bay Oak Driver. Bruce will put the sign in their yard.

- E. COMPLIANCE: Mr. Nitsche gave his report and stated that he performed his drive November and not one in December. He and Mr. Nichols have scheduled one for the week ahead.
- F. Variance: No report

UNDER THE HEADING OF OLD BUSINESS:

- Mr. Nichols spoke on the need for a rental policy for the community. One that requires background checks and Board approval. He will look to see what will need to happen to make this a rule.
- Mr. Nitsche spoke on the need for petty cash. He was thinking \$100.00 is all we need.
- Mr. Nitsche stated the Association file boxes had been searched and all not pertaining and old was removed.
- Mr. Nitsche spoke on the mailbox replacements and stated he had reached out to Marlene and that she will be sending him the list of what still needs to be replaced.

UNDER THE HEADING OF NEW BUSINESS:

- Mr. Nitsche spoke briefly about reaching out to the county on stop signs needed at Glucks.
- Mr. Nitsche spoke about planning the annual meeting and asked if the room had been reserved. A homeowner stated he will call the Father of the church and get back to us.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:50 P.M.

Elsie Merrill, Secretary