

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**

**March 28th, 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,

Jerry Cooper, Bruce Nitsche, Elsie Merrill and Jeff Cole

A quorum was declared to be present.

Lighthouse Property Management was not represented.

**UNDER THE HEADING OF APPROVE MINUTES:** On a motion by Ms. Merrill, seconded by Mr. Nitsche, the minutes of the January 18, 2016 meeting were unanimously approved.

**UNDER THE HEADING OF OWNER'S COMMENTS:**

- An owner asked how much she should spend on food for funerals for homeowners. It was decided approximately \$50.
- Another homeowner asked about permission for painting her house and removing a large tree in her back yard. She was instructed to call the county for approval of the tree. She also asked about the status of the unkempt home at 583 Pine Ranch East Road where "there are disturbances 2-3 time per week".
- Another homeowner reported that a couple that live on PRE would like to take care of some new plantings to beautify both entrances. Mr. Nitsche made a motion, seconded by Ms. Merrill, to give them \$500 to complete the project.
- The same homeowner stated that there are volunteers who will do a neighborhood newsletter but there will be a cost. He also expressed to the Board that there are still many parking violations on grass in the neighborhood. He has been in charge of the hurricane preparedness before and would like to do an email blast to get volunteers once again to be leaders. He also informed us that he will be meeting with M & E about mowing the wetlands.

- Tate Volino, of the Appeals Committee, would like to change the language of the letter to non-compliant homeowners.
- Mr. Volino is assisting Mr. Nitsche with the new mailboxes and he reported that 30 more were coming in.

**UNDER THE HEADING OF TREASURER’S REPORT:**

- None to report.

**UNDER THE HEADING OF COMMITTEE REPORTS:**

- A. WELCOME COMMITTEE: Mr. Don Johnson welcomed new neighbors at 579 PRE Road.
- B. SUNSHINE COMMITTEE: Rosemary reported that she had sent some cards out and provided food for a funeral after the death of one of our neighbors.
- C. LADIES LUNCH: A written report from Judy Hopkins informed the Board that there was a ladies lunch on 2/9 hosted by Rosemary Speck at Long Horn Steak House with 13 in attendance. There was also a ladies lunch hosted by Jane Pettit on 3/8/16 at Norma Jeans Grill which 14 attended. The next luncheon will be on 4/12 hosted by Peggy Pool at Extravaganza.
- D. YARD OF THE MONTH: For March is 502 Oak Bay Drive. Bruce will put the sign in the yard of Janet Kirby.

**UNDER THE HEADING OF COMPLIANCE AND VARIANCE:**

- A. Compliance: The attorney sent out letters to 3 homeowners for non-payment of dues. Only one responded and expressed her hardship case. The Board voted to waive her attorney fees and hopes that she will set up a payment plan soon.
- B. Variance: A variance was requested by 534 Oak Bay Drive to paint their driveway. It was approved.

**UNDER THE HEADING OF OLD BUSINESS:**

- It was determined that a petty cash fund had been set up with Sharon Morea. The 3 bills that were presented will be paid by check from Lighthouse Property Management.

**UNDER THE HEADING OF NEW BUSINESS:** The board discussed the replacement of Lighthouse Property Management. We looked at two proposals and agreed that Sun State looked like a good fit. Some of the Board Members will meet with them again.

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

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Elsie Merrill, Secretary