

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

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

**April 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 Director, Bruce Nitsche 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, Elsie Merrill & Bruce Nitsche

A quorum was declared to be present.

Brian Rivenbark from Sunstate management was in attendance.

**UNDER THE HEADING OF APPROVE MINUTES:** On a motion by Ms. Merrill, seconded by Mr. Nitsche, the minutes of the March 28, 2016 meeting were unanimously approved.

President Jeff Cole entered the meeting

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

- Homeowner asked if the Association could do something regarding the ruts caused by the Oaks on Preymore. Management will contact the Oaks to see if there is something that can be done about this.
- Homeowner asked about the progress on the dead trees in the preserve areas. The Board will contract a tree company to take them down.
- Homeowner asked if any billing or correspondence from management can be done Via email. Brian stated that he will email the information sheet to the Homeowner and in the future would like to set up all billing and correspondence through email.

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

- As attached to these corporate documents Brian read from the March financials submitted by Lighthouse Property Management. Lengthy discussion followed regarding the Accounts Receivable.
- Motion was made by Jerry and seconded by Bruce to accept the March financials as presented. **Motion passed unanimously.**

**UNDER THE HEADING OF COMMITTEE REPORTS:**

- A. WELCOME COMMITTEE:
- B. SUNSHINE COMMITTEE: Rosemary Speck reported that George Breckell passed away and the food was purchased at Costco and was delivered last Tuesday. Rosemary asked if the Association could get a membership set up at Costco. Jerry and Elsie stated that the Sunshine Committee could use their membership for food purchases.
- C. LADIES LUNCH: A report from Judy Hopkins informed the Board that April 12<sup>th</sup> was the Ladies Lunch at Eggstordinaire. There were 14 ladies and the hostess was Peggy Pool. The hostess for May 10th is Sheila Polk.
- D. YARD OF THE MONTH: The yard of the month is 555 Pine Ranch east.

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

- A. COMPLIANCE: Bruce reported that the roofs are getting dirty and letters will need to be sent out. Bruce presented some information on a company that cleans shingle roofs. The compliance letters will go out at the end of next month. Brian explained the compliance process with the letters.
- B. VARIANCE: A variance was requested by 575 Pine Ranch East install a new fence. It was approved.  
A variance was requested by 822 Oak Pond Dr. to update the front entrance and foyer. It was not approved as the request will need to have the paint colors stated.  
A variance was requested by 608 Oak Bay Dr to repair and stain coat the concrete driveway. It was approved.  
A variance was requested by 813 Oak Pond Dr install a new fence. It was not approved as the new owners have not closed on the home yet.  
506 Oak Bay Drive tried to request a variance but did not include the ARC form.

**UNDER THE HEADING OF OLD BUSINESS:**

- The Board received correspondence from a homeowner who was fined for non-compliance. The request was for a payment plan to pay one payment in May and another in June. The Board agreed to set up the payment plan and also cover the Attorney fees of \$402.
- Jeff will notify the attorney that we will not pay the 3 bills of \$350.
- Jeff will track down 3 invoices that he presented to Lighthouse last month.
- Jeff stated that he met with the Wetlands and they will continue to mow the preserve areas through spring. Brian will get quote from tree trimming company to cut down the dead trees that are on the edge of the preserve.

**UNDER THE HEADING OF NEW BUSINESS:**

- Management will help with finding new legal services

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:49 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association