

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS

DRAFT

June 20th, 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,

Jeff Cole, Sharon Morea, 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 May 20, 2016 meeting were unanimously approved.

UNDER THE HEADING OF TREASURER'S REPORT:

- Sharon asked what the \$2,797.14 is under assessment income. Brian stated that he will ask Sunstate accounting and get an explanation.
- As attached to these corporate documents Sharon Morea read from the May financials.
- Lengthy discussion followed regarding the Accounts Receivable. Jeff asked Management to send out late notices to past due residents on the A/R report.

UNDER THE HEADING OF OWNER'S COMMENTS:

- Homeowner stated that the Association should not be displaying LGBT flags on Association property. Lengthy discussion followed. In closing the Board stated that the homeowners point was taken and that the flags were stolen and will not be replaced.
- Homeowner asked how many foreclosures were in Bay oaks. The Board stated that there were three foreclosures.
- Homeowner stated that there were trucks from the junkyard parking at the entrance off of Preymore and is there anything we can do? The Board stated that this area is a public right-of-way and the Association cannot do anything about it.
- A discussion was had regarding setting up a website for the Bay Oaks HOA. Brian stated that Sunstate Management employs a web designer and will get a website up and running for the Association. The website will contain financials, meeting minutes, documents and applications.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No Report. The Board asked Management to contact Don Johnson to coordinate getting the contact information to the welcome committee for new homeowners.
- B. SUNSHINE COMMITTEE: No report
- C. LADIES LUNCH: Bruce reported that there was no Ladies luncheon this month.
- D. YARD OF THE MONTH: Bruce is looking for a volunteer to take over the Yard of the Month duties. Board instructed Brian to send e-blast asking for volunteers.

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Bruce stated that he did a Compliance drive through with Brian. Brian presented the violation report. Brief discussion followed regarding the violation report and how the Association is able to lien on a fine of \$1,000.00 or more.
- B. VARIANCE: A variance was requested by 595 Oak Bay Dr to install a new storm resistant front doors. Motion was made by Elsie and seconded by Bruce to approve the Variance at 595 Oak Bay Dr.

UNDER THE HEADING OF OLD BUSINESS:

- Jeff reported that he spoke with Wetlands and they stated that the water in the preserve area has prevented them from mowing. Wetlands is still going to be killing off all of the invasive species in the preserve area.
- Jerry stated that the tree that fell into the creek is starting to dam up the water flow and will soon start to cause debris to build up and will eventually stop the flow of water. Brian stated he will meet with jerry and take some pictures of the downed tree and see if this is something that Out on a Limb can take care of.
- Jeff asked the Board to consider taking July and August of from meeting. The Board agreed to not have Board meetings in July & August.

UNDER THE HEADING OF NEW BUSINESS:

- NONE

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:36 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association