

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
October 17th, 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 Elise Merrill, seconded by Jerry Cooper, the minutes of the September 19, 2016 meeting were unanimously approved.

UNDER THE HEADING OF TREASURER'S REPORT:

- As attached to these corporate documents Sharon read from the September financials.
- Jeff noted to the audience that the SWFWMD certification has been scheduled with A&M Engineering.

UNDER THE HEADING OF OWNER'S COMMENTS:

- None

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No Report
- B. SUNSHINE COMMITTEE: No Report
- C. LADIES LUNCH: 14 Ladies met at Phillippi Creek
- D. YARD OF THE MONTH: Bruce reported that 574 Oak Bay Dr was the Yard of the month for September and October and 602 Pine Ranch east was the Yard of the month for November.

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: A MOTION was made by Sharon Morea and seconded by Bruce Nitsche to Levy affine of \$250 to 519 Oak Bay Dr for dirty exterior walls. **Motion passed unanimously.**

A MOTION was made by Bruce Nitsche and seconded by Sharon Morea to levy a fine of \$250 to 841 Oak Pond Dr for dirty roof. **Motion passed unanimously.**

Brian stated that 814 Oak Pond Dr has pressure washed the sidewalk, driveway and home. Jeff suggested that Brian call the handy man that maintains the house and tell him the owner will have to paint the driveway in order to close the dirty driveway violation.

Jeff stated that the inoperable truck at 579 Oak Bay Dr does not have a license plate. Brian stated that the county code enforcement did visit the house and the owner responded by inflating the tire. Jeff suggested calling the County again and also sending a final warning letter to 579 Oak bay Dr regarding the truck.

Bruce asked what the next steps are for 500 Oak Bay Dr with their landscaping violations. Brian stated that the HOA has already fined them for the violations and the next step would be to place a lien on the home. Brian will contact the Attorney to find out what the next step will be.

- B. VARIANCE: A **MOTION** was made by Bruce Nitsche and seconded by Jerry Cooper to approve Variance at 813 Oak Pond Dr for new Irrigation well. **Motion passed unanimously.** A **MOTION** was made by Sharon Morea and seconded by Jeff Cole to approve a variance at 624 Oak Bay Dr for a new roof. **Motion passed unanimously.**

UNDER THE HEADING OF OLD BUSINESS:

- Jerry stated that the HOA property line does extend from the end of Oak Bay Dr to the back of the last house on Pine Ranch east. Jeff stated that the HOA can trim the pepper trees behind 500 Oak Bay Dr since that is HOA common area. Brian stated that he would get an estimate to trim the pepper trees behind 500 Oak Bay Dr.
- A Homeowner asked if residents can trim inside the preserve area. Jeff stated that the Association can trim only invasive species such as Pepper trees.
- Bruce checked into hiring a company to clean the street drains and Brian stated that he will check with another company as well.
- Don Johnson stated that he has other volunteers to plant new landscaping at both entrances.

UNDER THE HEADING OF NEW BUSINESS:

- Bruce stated that the end of Oak Bay Dr flooded during the heavy rains we received a few weeks ago. The county was called out there to inspect and they told Bruce that the drains were clogged from debris from the preserve area. Lengthy discussion followed regarding the preserve area.
- The Board agreed to have Brian e blast the resident info sheet to all homeowners.
- Brian presented the 2017 draft budget to the Board. Brief discussion followed on the budget. The Board will approve the budget in November.
- The November meeting will be held on November 14th due to Thanksgiving vacations

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:28 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association