

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
May 15, 2017

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 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, Karla Lehn & Jeff Cole. Elsie Merrill & Mary Gibbs were absent

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 Elsie Merrill, seconded by Mary Gibbs, the minutes of the April 17, 2017 Board meeting were unanimously approved.

UNDER THE HEADING OF TREASURER'S REPORT:

- As attached to these corporate documents Karla read from the April financials.

UNDER THE HEADING OF OWNER'S COMMENTS:

- A Homeowner reported that the palms at 619 Pine Ranch east need trimming
- A Homeowner stated that the towing and no soliciting signs were knocked down at the back entrance
- Homeowner stated that the Notice posts may need to be replaced, the fence at 586 Pine Ranch East is unsightly and the Board may need to consider forming an ARC Committee.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: Don Johnson reported that he met with the new owners at 612 Oak Bay.
- B. SUNSHINE COMMITTEE: No Report
- C. LADIES LUNCH: The Ladies Lunch at First Watch went well.
- D. YARD OF THE MONTH: The Yard of the Month for May is 522 Oak Pond Dr.

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Brian stated that the Compliance report for May is not ready because the 30-day time period has not expired yet.

B. VARIANCE: None

UNDER THE HEADING OF OLD BUSINESS:

Parking on the side of the road:

- Brian reported that the cars parked at 624 Oak Bay dr and the last house on the left on Pine Ranch east pose a safety hazard and should not park on the road. The documents state that all cars must be parked on a paved driveway or in a garage. Jeff stated that the roads are public and that we can't enforce a no parking policy. Don Johnson stated that the cars parked against the flow of traffic pose a safety hazard as well.
- The Board agreed to send violation letters to the homes that have cars parked against the flow of traffic.
- Bruce asked who will be getting the tree for Tate Volino's memorial. Karla stated that she will get the tree and the ceremony will be held on May 27th

UNDER THE HEADING OF NEW BUSINESS:

- Don Johnson suggested doing a summer picnic and hiring a food truck for the community. The Board agreed to this and will be seeking volunteers to help.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:39 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM
Sunstate Association Management Group
For the Board of Directors at
Bay Oaks Homeowners Association