

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
June 19, 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, Mary Gibbs, Karla Lehn, Jeff Cole & Elsie Merrill

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 Karla Lehn, seconded by Jeff Cole, the minutes of the May 15, 2017 Board meeting were unanimously approved with corrections

UNDER THE HEADING OF TREASURER'S REPORT:

- As attached to these corporate documents Karla read from the May financials.
- Brian stated that there are five homeowners who have not paid the 2017 dues. Three of the homeowners have been sent to the Attorney for notice of intent to lien and the other two have a lien in place that will need to be renewed. Lengthy discussion followed regarding the liens

UNDER THE HEADING OF OWNER'S COMMENTS:

- A Homeowner reported that the palms at 619 Pine Ranch east have been trimmed and thanked management and the Board for their efforts in getting this done.
- Karla stated that the pepper trees behind 500 Oak Bay Dr are growing into the pool cage. Lengthy discussion followed regarding the condition of 500 Oak Bay Dr. The Board instructed Brian to call Sarasota County to report the condition of the home.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No Report
- B. SUNSHINE COMMITTEE: Bruce reported that a sympathy card was sent to the Pettit's and a get well soon card was sent to Tony Polk.
- C. LADIES LUNCH: The Ladies Lunch was held a Eggstraordinary Italian and the next lunch will be held at Jane Pettit's house
- D. YARD OF THE MONTH: The Yard of the Month for July is 518 Pine ranch east.

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Bruce reported that the compliance run was done last week. There was sod installed at 818 Oak Pond Dr. but it has now turned brown. Brian will review the condition of the sod and send a letter to the owner if it has not recovered. The Homeowner's at 510 Oak Bay stated that they will take care of the sod next year. Jeff stated that this is unacceptable and instructed Brian to send them a letter informing them they must correct the sod issue within 30 days. Brian reported that there is one more homeowner that will need to go to the Appeals Committee. The home is 519 Oak Bay Dr. and the violations are for missing house numbers and the palm tree will need trimming. After a brief discussion, the Board agreed to not impose a fine for the house numbers but instruct the homeowner to either remove all of the numbers or make sure the numbers are complete. A **MOTION** was made by Elsie Merrill and seconded by Mary Gibbs to impose a fine of \$25 per day from the beginning of the violation. Brief discussion followed after Mary found the fining guidelines. An amendment to the **MOTION** was made by Elsie Merrill and seconded by Mary Gibbs to impose a fine on 519 Oak Bay Dr. of \$10 per day from the beginning of the violation. **MOTION PASSED UNANIMOUSLY.**
- B. VARIANCE: The Variance for 511 Oak Bay Dr for a new fence and pergola was approved. The Variance for 623 Pine Ranch east for a new shingle roof was approved.

UNDER THE HEADING OF OLD BUSINESS:

- **Plaque for Tate Volino:** Jeff read what would be written on the plaque and asked the Board for some feedback. The Board agreed with the contents of the plaque and agreed to move forward with the Tree and the plaque.

UNDER THE HEADING OF NEW BUSINESS:

- Jeff stated that he received an email from a homeowner who wished to remain anonymous stating that his neighbor is not allowed to fly different flags and pointed out that they were flying a rainbow flag. Jeff stated that it has always been the view of the Board that the display of any flag in Bay Oaks is permitted.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 8:07 P.M.

Respectfully submitted,

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