

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
September 14, 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 6:00 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 Bruce, seconded by Mary, the minutes of the June 19, 2017 Board meeting were unanimously approved.

Violations at 519 Oak Bay Dr.

- Brian reported that the 14 day certified letters were sent to 519 Oak Bay Dr. informing them of the Board meeting which will include discussion of possible monetary fines against them. Brian had the signed return receipt from the certified letters. Lengthy discussion followed.
- The Owners of 519 Oak Bay Dr. were not present at this meeting.
- A **MOTION** was made by Elsie and seconded by Jeff to fine 519 Oak Bay Dr. for all three violations at \$1000.00 per violation and to place a lien on the fine after thirty days if the fine is not paid. **Motion passed unanimously.**

Violation at 837 Oak Pond Dr.

- Brian reported that the 14-day certified letter was sent to 837 Oak Pond Dr. informing them of the Board meeting which will include discussion of possible monetary fines against them.
- The Homeowners from 837 Oak Pond Dr stated that they have hired a turf fertilizer company to maintain the lawn. Lengthy discussion followed from the Board.
- A **MOTION** was made by Jeff and seconded by Mary to fine 837 Oak Pond Dr \$1000.00 for the violation of un kept sod. The Board also added that the Association will monitor the progression of the sod and if it is viewed that the sod has recovered fully then the fine will be waived. **Motion passed unanimously.**

Variations:

- **Brian presented a variance request from 602 Oak River Court. The Variance is for a new aluminum estate style fence in the backyard. The Board reviewed**
- **A MOTION** was made by Jeff and seconded by Elsie to approve the variance pending the Board receives pictures of the type of fence. **Motion passed unanimously.**

Homeowner comments:

- Homeowner commented that Pine Ranch is considering putting up a gate system along Pine Ranch East. Lengthy discussion followed.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:10 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association