

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
October 16, 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 were present

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 Bruce, seconded by Karla, the minutes of the September 14, 2017 Board meeting were unanimously approved with corrections

UNDER THE HEADING OF TREASURER'S REPORT:

- As attached to these corporate documents Brian read from the September financials.
- Brian stated that the 2018 budget will be approved at the November meeting.
- Brian also stated that the fallen pine tree was removed by the tree company last week. Jeff asked if the trees behind the houses along the preserve on PRE have been removed. Brian stated that he will contact the tree company and meet with him to review.

UNDER THE HEADING OF OWNER'S COMMENTS:

- Owner stated that there have been coyotes spotted in the neighborhood. The Board suggested sending an eblast to owners informing them to keep small pets indoors or close.
- Owner stated that some residents are leaving the hurricane yard waste in the street over the storm drains. This is clogging up the drains.
- Owner stated that residents should keep calling the county to tell them to clean out the ditches along Preymore.
- Owner stated that he would like to see the community picnic started up again. The Board will look into getting volunteers for this.

- Owner thanked the residents who helped with the pre hurricane preparedness and also thanked Don Johnson for sheltering some elderly residents in his home during the hurricane.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No Report
- B. SUNSHINE COMMITTEE: No Report
- C. LADIES LUNCH: The Ladies Lunch will be held in November
- D. YARD OF THE MONTH: No report

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Brian reported that he and Bruce did the drive through at the beginning of the month and there are presently no homes that are facing fines. 620 Oak Bay is currently in foreclosure proceedings.

- B. VARIANCE: The fence variance for 602 Oak river Ct was approved.

UNDER THE HEADING OF OLD BUSINESS:

- **NONE**

UNDER THE HEADING OF NEW BUSINESS:

- Brian updated the Board on 579 Oak Bay and 583 PRE who are currently with the Attorney for collections. The homes are also currently in foreclosure.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:26 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association