

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
December 18, 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, Jeff Cole, Elsie Merrill and Mary Gibbs were present

Karla Lehn was absent.

A quorum was declared to be present.

Brian Rivenbark and Kim Barrett from Sunstate Management were in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Elsie, seconded by Mary to approve the meeting minutes from November 20, 2017 with approved correction. Motion passed unanimously.

UNDER THE HEADING OF TREASURER'S REPORT:

- Brian reported that the Association is \$4,072.23 under budget for the year.

UNDER THE HEADING OF OWNER'S COMMENTS:

- Owner reported that the streetlight at 574 Oak Bay Dr is out. Brian stated that he will report this to FPL to repair. Same owner asked if the Association could trim back the pepper trees from the preserve in her backyard. Lengthy discussion followed. The Board agreed to have the owner ask her landscaper to trim back the pepper trees.
- Owner asked if there was any news on the Bay St. extension. The Board stated that an eblast was sent out to the community with information and if there is any further information it will be relayed to the membership. Lengthy discussion followed.
- Owner complained about a motorcycle that speeds through the neighborhood. Lengthy discussion followed regarding the speeding and Pine Ranch East installing a gate at the entrance to their property.
- Owner thanked the volunteers who put up the Christmas lights at the entrance, the owner stated they look very good.

UNDER THE HEADING OF COMMITTEE REPORTS:

- A. WELCOME COMMITTEE: No report
- B. SUNSHINE COMMITTEE: Mary stated she will contact Rosemary for a report.
- C. LADIES LUNCH: The Ladies Lunch on December 12th at Laurie Aiken's home went well. There is nothing planned for January.
- D. YARD OF THE MONTH: Bruce reported that 550 Pine Ranch E. is the yard of the month.

UNDER THE HEADING OF COMPLIANCE AND VARIANCE:

- A. COMPLIANCE: Brian reported that the Appeals Committee will meet in January to impose fines for the homes on the compliance report that were discussed at the November meeting. The Board levied fines on certain homes in November.
- B. VARIANCE: No Report

UNDER THE HEADING OF OLD BUSINESS:

- Brian stated that 500 Oak Bay is currently with the Attorney and that the foreclosure sale is scheduled for January 22, 2018, at 9:00 a.m. There has been no further activity from 583 Pine Ranch East and 579 Oak Bay Dr.
- Brian stated that he met with Brightview landscaping to discuss the front and back entrance landscape enhancement. Brightview sent a rendering of what the entrance will look like when completed. The quote for this project will be sent after the new year and the project will most likely be completed by the end of January 2018. Brian also suggested getting the monument signs pressure washed.

UNDER THE HEADING OF NEW BUSINESS:

- A discussion was had regarding the child's fort at the area where Oak Pond meets Pine Ranch east. The fort is unstable and is very close to the creek. The Board looked at a map from the Sarasota County Property Appraisers website and determined that the fort could possibly be on Bay Oaks property. Lengthy discussion followed. The Board agreed to form some volunteers and have the fort removed.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 7:44 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association