

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**  
**April 16, 2018**

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 Bruce Nitsche 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, Elsie Merrill, Karla Lehn and Mary Gibbs were present. Jeff Cole was absent

A quorum was declared to be present.

Brian Rivenbark 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 March 19, 2018. Motion passed unanimously.

**Treasurers Report:** Brian reported that there are two residents who are not currently with the Attorney who have not paid the 2018 dues. Brian stated that late notices have been mailed to these residents. Brian suggested sending 833 Oak Pond to the Attorney for past due amount of \$1042.00. The Board agreed to send 833 Oak Pond to the Attorney.

Karla Stated that she is down to \$8.00 in petty cash. Brian will have a \$100.00 check cut to replenish the funds.

**Homeowner Comments:** Owner stated that the noise from Gluecks is getting less frequent and does not last as long. Bruce stated that the Gluecks Committee is going door to door and getting people to complete a survey of the issues at Gluecks.

Owner asked if there was any further update on the Bay street extension. Brian stated that he has not heard of any new updates. The owner stated that there is a hold up with approving the plans due to a cluster housing issue.

**New Business:** Brian stated that he is compiling a new rental spreadsheet to keep the rental properties up to date with the rental application process.

Yard Of The Month: For May, 514 Oak Bay Drive.

Variances: Bruce presented two variance requests from 530 Pine Ranch East. One variance was for a new u-shaped driveway with pavers and the other was for a vinyl fence on the left side of the house. Bruce stated that the Board will need further information to approve. Brian will ask the owner to provide a site plan for both requests.

Variance for 579 Pine Ranch East, chain link fence in the backyard. Brian stated that chain link fences are not permitted in Bay Oaks. The request was denied.

With no further business before the Board, a motion was made by Mary and seconded by Bruce 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