

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
June 18, 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 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,

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

A quorum was declared to be present.

Brian Rivenbark from Sunstate Management were in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Mary, seconded by Bruce to approve the meeting minutes from May 21, 2018. Motion passed unanimously.

Treasurers Report: As attached to these corporate documents Brian read from the May financials. Bay Oaks is currently \$1700.00 over budget for the 2018 year. Brian stated that he received a quote for \$329.00 to replace the flowers at the front entrance that were eaten by an animal. The Board approved the quote to replace the flowers.

Homeowner Comments: Homeowner asked if pets should be on a leash. Brian stated that it is not only a violation of the Bay Oaks restrictions but also a violation of a county ordinance. Home owner stated that she has three variance requests for her driveway replacement, new fence and painting the house. The Board stated that the owner does not need a variance to paint the house. The Board will review the request for the fence and the driveway as soon as the information is received.

Old Business: Jeff asked the membership if there has been noise continuing from Gluecks. A homeowner stated that it has been a little quieter but not much. Jeff stated that Gluecks is not allowed to recycle aluminum and white metal from appliances. Jeff reported that Stoneybrook has installed cameras to monitor the activity at Gluecks. Jeff also stated that there was a report that Gluecks has told their customers who are dropping of metal to take Pine Ranch East through Bay Oaks to the entrance at Gluecks so no one will see the trucks full of metal entering Gluecks along Preymore. The Gluecks noise Committee will be starting an LLC and they have asked Bay Oaks to help fund the LLC to end the use of the metal shredder at Gluecks. Jeff recommended to the Board that Bay Oaks should help fund the group with their endeavor to

stop the Shredder at Gluecks. The Board agreed. Jeff also stated that the group has joined along with the other HOA's in the area.

Bruce presented a statement for the argument to put up no parking signs in the area between Pine Ranch East and Preymore on Oak Bay Dr. The statement requests a petition be started for this reason. The Board discussed the safety issue that as cars are entering Bay Oaks off Preymore there are cars parked in the street that potentially could cause an accident between the cars entering and the cars leaving Bay Oaks. The Board suggested sending a letter to the owners that live on Oak Bay between Pine Ranch east and Preymore. Lengthy discussion followed.

The Board agreed to move forward with the petition to add no parking signs on Oak Bay Dr between Pine Rach East and Preymore.

Bruce stated that he has contacted the County to add a "Do not block road" sign at the entrance of Preymore on US 41. This sign will be intended for the north bound lanes on 41 to not block the cars that are turning east across 41 onto Preymore. The County is researching the possibility of placing the sign at this location.

New Business: Discussion was had regarding the past due amount for 551 Pine Ranch east. Mary stated that the home was sent to collections in 2013. The Board stated that the home should be sent one last past due letter.

Karla stated that the mailing address for 515 Oak Bay Dr is the address for the home in Bay Oaks. Brian stated he will send a letter for the light post repair at 515 Oak Bay Dr.

Karla asked if there were going to be any summer events planned for the community.

Jeff stated the Summer recess will be July and August.

A Variance request from 558 OBD for a new roof was approved.

A Variance request from 563 PRE for a new fence was approved.

A Variance request from 503 OBD for a new fence was approved.

A Variance request from 511 OBD for a new roof was approved.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 7:50 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association