

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS**  
**October 15, 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, Karla Lehn were present, and Mary Gibbs 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 Bruce, seconded by Jeff to approve the meeting minutes from September 20, 2018. Motion passed unanimously.

Jeff reported that he received information on the county hearing regarding the Gluecks shredder. The County cited Gluecks for noise violation and also cited them for the containers that surround the property to reduce the noise. The hearing was in the favor of the surrounding community associations.

**Treasurers Report:** As attached to these corporate documents Brian read from the September financials. Bay Oaks is currently \$985.00 under budget for the 2018 year. Karla stated that she still has enough money in petty cash.

**Homeowner Comments:** none

**Old Business:** Karla stated that installing a fire bush at the front entrance where the plants were eaten by rabbits would be a good idea. The Board suggested trimming back the silver buttonwood at the entrances.

Brian stated that the bank foreclosure trial date for 579 Oak bay Dr. is scheduled for October 25<sup>th</sup>

Brian stated that the foreclosure trial date for 583 Pine Ranch East. is scheduled for December 13<sup>th</sup> Brief discussion followed on the process of these foreclosures.

**New Business:** Brian read from the October compliance report. He stated that there were 6 homes on the list that were scheduled for fine compliance.

**MOTION** was made by Bruce and seconded by Jeff to impose a fine at 500 OBD of \$10 per day for each violation – violation of article IV paragraph 15. Landscaping, violation of article V paragraph 2 Maintenance of lots and landscaping and violation of article IV paragraph 12 inoperable post light. **Motion passed unanimously.**

**MOTION** was made by Karla and seconded by Bruce to impose a fine at 534 OBD of \$10 per day for violation of article IV paragraph 15. landscaping. **Motion passed unanimously.**

**MOTION** was made by Jeff and seconded by Karla to impose a fine at 538 OBD of \$10 per day for violation of article IV paragraph 18. Commercial vehicle. **Motion passed unanimously.**

**MOTION** was made by Bruce and seconded by Jeff to impose a fine at 579 OBD of \$10 per day for violation of article V paragraph 3. Maintenance of Improvements. **Motion passed unanimously.**

**MOTION** was made by Jeff and seconded by Karla to impose a fine at 558 PRE of \$10 per day for violation of article V paragraph 2 Maintenance of lots and landscaping. **Motion passed unanimously.**

**MOTION** was made by Karla and seconded by Bruce to impose a fine at 559 PRE of \$10 per day for violation of article V paragraph 3. Maintenance of Improvements. **Motion passed unanimously.**

The Board reviewed a variance request from 539 PRE for a new fence. The variance requested a black aluminum fence. It did not indicate if it were a chain link fence. The Board asked Brian to contact the owner to request the additional information required to approve the variance request.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 7:45 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*  
**Sunstate Association Management Group**  
For the Board of Directors at  
Bay Oaks Homeowners Association