

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
November 12, 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 , 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 Bruce, seconded by Jeff to approve the meeting minutes from October 15, 2018. Motion passed unanimously.

Charlie Dudley noted that as per the Association documents Mary Gibbs cannot be on the Appeals Committee. Brian confirmed.

A **MOTION** was made by Mary and seconded by Bruce to appoint Don Johnson to the Appeals Committee. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Brian read from the October financials. Bay

Karla stated that she still has enough money in petty cash. Karla also stated that Sharon Morea needs to be removed as part of the petty cash on the financials.

Homeowner Comments: Dave Pelegrin stated that the email address need to be updated for the new residents. Dave volunteered to send Brian the updated information.

Homeowner stated that he has an Oak tree on his property that needs to be removed. The Board stated that he should contact the county to get a permit to remove the tree.

Don Johnson asked for a list of new homeowners for the welcome committee.

Old Business: Brian stated that the auction date for 579 Oak Bay is scheduled for February 22 2019. This is referring to a bank foreclosure.

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

New Business: 2019 Budget discussion:

Brian presented the Board with a draft budget for 2019. Brian explained the budget per line item. The annual fee will remain the same at \$250.00

A **MOTION** was made by Karla and seconded by Bruce to approve the 2019 budget as presented.

Motion passed unanimously.

Jeff reported that the Association has been served with a lawsuit. There are other individuals named in the lawsuit and the Association has paid for their retainer fee to hire Buckman & Buckman to represent and answer the lawsuit.

Darrell Nicholson reported on the progress of the air construction permit for the business next to Bay Oaks. Lengthy discussion followed.

With no further business before the Board, a motion was made by Mary and seconded by Bruce to adjourn the meeting at 7:40 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association