

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
March 18, 2019**

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 6:34 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, Gil Wainwright and Mary Gibbs were present. Absent: Karla Lehn and Gabe Farrell.

A quorum was declared to be present.

Kim Delaney from Sunstate Management was in attendance.

UNDER THE HEADING OF APPROVE MINUTES: Motion made by Mary and seconded by Gil to approve the meeting minutes from February 18, 2019 Organizational Meeting Minutes. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Kim read from the February financials as presented. The Board discussed the current A/R.

Homeowner Comments:

- A homeowner questioned when will lawn be mowed in the back and if it possible to mow it twice a year. It is on the schedule for next week.
- There is a gator in the sewer drains and animal control does not go into the sewer drains to capture a gator.
- Discussed Hoppen, foreclosure went through waiting for owner to vacate.
- Check your email- landscape mowers destroyed something? Near Dave's house
- 558 Pine Ranch E. landscaping issue. -Brian to inspect
- Homeowner contacted code enforcement regarding smell coming from Gluecks and had positive results.
- Don reviewed the Appeals Committee Meeting minutes.

Old Business:

833 Oak Pond Lien Foreclosure: Motion made by Mary, seconded by Gil to move forward with the lien foreclosure at 833 Oak Pond. **Motion passed unanimously.**

500 Oak Bay Dr: **Motion** made by Gil, seconded by Mary to impose a fine of \$10 per day for all violations including untrimmed palm trees, nonfunctioning post light, overgrown bushes and an overall unsightly appearance of the home. **Motion passed unanimously**

Gluecks Lawsuit Against Neighbor: The original lawsuit against Bay Oaks and several homeowners was found to have no merit. Gluecks was given the opportunity to revise the complaint within 20 days. Gluecks has now filed a lawsuit against Darrell Nicholson.

New Business:

Appointment of New Director: **Motion** made Gil, seconded by Mary to appoint Tony Polk to the Board of Directors. **Motion passed unanimously.**

550 Pine Ranch E: Variance for fence behind the home has been approved.

801 Oak Pond: Variance for partial gate around the property was discussed and approved.

With no further business before the Board, the meeting was adjourned at 7:24 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association