

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

MIINUTES OF THE MEETING OF BOARD OF DIRECTORS
June 17th, 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 6:30 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, Karla Lehn, Gil Wainwright, Gabe Farrell, Tony Polk and Mary Gibbs were present.
Absent: Mary Gibbs

A quorum was declared to be present.

Brain Rivenbark 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 April 15th, 2019 Board Meeting Minutes. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Brian read from the May financials as presented.
The Petty cash fund will need to be reimbursed \$100.

Homeowner Comments:

- Homeowner reported that there is a mattress at the creek near the south entrance.

Old Business:

Update on 579 Oak Bay foreclosure: Brian reported that 579 Oak Bay sold at a foreclosure auction to a third-party buyer. The Association has mailed the statement to the purchaser regarding the fees owed to the Association.

Update on 583 Pine Ranch East Foreclosure: Jeff stated that the final motion for foreclosure is coming up in a couple months.

New Business: Jeff stated that he would like to allocate some money to enhance the front entrance. Jeff stated he would like to add some color.

A **MOTION** was made by Jeff and seconded by to upgrade the front entrance with new flowers and landscape lighting not to exceed \$2500 in cost. **Motion passed unanimously.**

Jeff stated he would like to have Management send a very specific letter to 519 Oak Bay Dr regarding the bags of mulch that have been left out at the front of the house and the other issues that are evident at the house. Jeff also wants a letter sent to 558 Pine Ranch east regarding the trimming around the house. Brian will have the letters sent out tomorrow.

Karla stated she has a quote for a new sign for the yard of the month. The cost is \$45, the Board approved to use the petty cash money to pay for the sign.

Brian stated he is meeting a contractor on Tuesday to get a quote to mow the preserve area.

With no further business before the Board, the meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Bay Oaks Homeowners Association