

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS  
September 16<sup>th</sup>, 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, Mary Gibbs were present. Absent:

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 Karla to approve the meeting minutes from June 15<sup>th</sup>, 2019 Board Meeting Minutes. **Motion passed unanimously.**

**Treasurers Report:** As attached to these corporate documents Brian read from the August financials as presented.

**Homeowner Comments:**

- New homeowner who purchased 607 PRE stated that they just moved in and are contemplating moving out due to the shredder and noxious smells at Gluecks. Homeowner stated she is very upset. Brief discussion was had regarding the noise from the Gluecks shredder.
- Homeowner stated the preserve area was not completely mowed. The mower could not get all of it done because the area was too wet. Brian will contact the landscaper to set up a schedule to mow in January and before summer.
- Homeowner asked about the vehicle with the commercial writing on Oak Bay. Brian stated that the homeowner has been fined and the Association will lien on the fine once it reaches \$1,000.

**Old Business:**

Update on 579 Oak Bay foreclosure: Brian reported that the Association has collected over \$6,000 on the sale of 579 OBD. The amount is an over payment, the past due amounts with interest, late charges and Attorney fees is approximately \$3,000.

Update on 583 Pine Ranch East Foreclosure: Brian reported that the owner has filed for a 30 - day extension for the foreclosure.

Gluecks Update:

Jeff stated that there will be a meeting between Stoneybrook, Silver Oak and Bay oaks to discuss options against Gluecks to have the shredder removed. Homeowner stated that Gluecks got their air quality permit approved. Lengthy discussion followed regarding the shredder.

**New Business:**

Mailbox Refurbishment: Jeff reported that the mailboxes are showing signs of wear and tear. Bruce reported that he has a new paint to apply with a roller that will bring back the shine. Bruce will start the project within a couple weeks.

Renter Update: Brian stated that he emailed two homes that moved in tenants without rental applications. Brian has sent violation letters to the owner and will be sending a certified letter next week.

Topics for Newsletter: Jeff suggested to include the variance request for ARC changes and reminder of the website to be included in the upcoming newsletter.

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