

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

**MIINUTES OF THE MEETING OF BOARD OF DIRECTORS  
November 18<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, Gil Wainwright, Tony Polk, Mary Gibbs were present. Absent: Karla Lehn & Gabe Farrell

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 Tony to approve the meeting minutes from October 21<sup>st</sup> , 2019 Board Meeting Minutes. **Motion passed unanimously.**

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

**Homeowner Comments:**

Homeowner asked to have the pepper trees trimmed back across from her house. Brian will contact the landscaper to get this done.

Homeowner asked to have Brian contact the home at 619 PRE to trim the palms. The fruit is falling off the palms causing an odor. Brian will contact the property management company to have this done.

Dave Pelegrin stated that the directory is complete. He asked the Board if they want the colored cover with the white cardstock.

The house at 612 Oak Bay Dr. may be renting his room out. Brian will check into this.

There was discussion regarding Pine Ranch East installing a gate to their community.

Homeowner stated that he has been in contact with the County regarding Gluecks and has been directed in circles. The County is not defending the interests of Bay Oaks and the other communities in the vicinity of Gluecks and the car shredder. Lengthy discussion followed.

**Compliance Report:** Brian reported that he and Gilbert did the compliance run on November 2. The appeals Committee meeting is scheduled for December 4<sup>th</sup> at 10AM. Jeff stated that he thinks that dirty roofs should not be addressed at this time.

**Old Business:**

Update on 583 Pine Ranch East Foreclosure: The foreclosure sale date for the property is scheduled for January 10<sup>th</sup>, 2020 at 10AM. This is a bank foreclosure sale.

**New Business:**

Email notifications for compliance: Board discussed sending emails for restriction violations instead of letters. Tony stated that we could send the first notice via email but the second and third letters can be sent via usps. Brian stated that all of the violations must be communicated in the same way to avoid any type of selective enforcement.

Dave Pelegrine volunteered to put up the Christmas lights this year.

A variance request for 538 Pine Ranch east rd to replace the roof. The variance was approved.

With no further business before the Board, the meeting was adjourned at 7:36 P.M.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Bay Oaks Homeowners Association