

Osprey Isles HOA, Inc.
Board Meeting Minutes
February 22, 2016 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
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Approved 3/21/16

1) **Call to order and confirm quorum of the Board**

Quorum obtained at 6:00 pm

Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property.

Announcement was made to advise all present that if they were recording the meeting they must announce same to all present, ***no announcements were made.***

Present In Person: Matthew Kamula, Bob Gilbert and Arch Delmarsh

Present Via Speakerphone: Ramesh Bakhru

Absent: Mark Morawa

2) **Approve minutes of prior board meeting**

Board reviewed prior meeting minutes, Bob motioned to approve with correction on pg 3 missing post and sign, seconded by Arch with the correction and passed unanimously.

3) **Financial reports & past due accounts**

Arch gave update on financial status as of 2/31/2016. Board unanimously approved the financial statements.

4) **Committee Reports:**

A. **Turning Lane Update –**

Board approved Poorad and Elliot to work with Palm Beach County. Elliott gave an update.

B. **Social – Chair Jane Wolff -**

Notice of the community yard sale signs to be installed.

C. **Community Non-Compliance - Sue**

Manager and Sue inspected the community noting several dirty roofs. Letters to be sent.

D. **Tennis Court Resurfacing– Arch**

Arch gave an update noting we are waiting on a quote from Preston to remove some trees with problem roots that are damaging the court and need to be removed.

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5) New, Old & Unfinished Business

aa) Paint Policy (including front doors) & Community Improvements

The Committee has not yet met. Board requested Manager obtain a legal opinion from Lora Howe as to ability of the Association to replace all the mailboxes.

bb) Document Amendments

Manager provided updated log of ballots received, at this time, more "YES" votes are needed. Manager to provide list to the Board of Directors who will continue soliciting ballots. Note which units are rented.

cc) Gate Operating Equipment

Board reviewed bids received, based on bid differences more research is needed on this matter along with detailed bid specifications. Bob offered to help.

dd) Landscape Specifications

Board continues to review.

ee) Front Entry Cameras

Board reviewed bids received for additional cameras. Companies offered different options to capture front entry and call boxes, Board to further review.

6)

I. ARB's: Board reviewed pending ARB's.

Board approved house painting, USA flag. Generator approval pending acknowledge of the next door neighbor they are ok with the generator.

II. Other Business:

COMMUNITY TOWN HALL MEETING:

Board unanimously approved holding an informal "Town Hall" type meeting asking owners to come out and find out what is going on in the community. Meeting date set for Sunday, April 3rd. 3:00 pm to 5:00 pm on the common area close to the playground. Tent (round if possible), tables, chairs, Bounce House, Ice-cream truck, face painting and kids games.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, March 21, 2016 at 6:00 pm. Meeting adjourned at 7:45 pm as per motion made by Bob, seconded by Arch and passed unanimously.