

Osprey Isles HOA, Inc.
Board Meeting Minutes
May 2, 2016 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
Page 1 of 2

Approved 5/23/16

1) Call to order and confirm quorum of the Board

Quorum obtained at 6:01 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: None

Absent: Mark Morawa & Ramesh Bakhru

2) Approve minutes of prior board meeting

Board reviewed prior meeting minutes, Bob motioned to approve with a correction to add that all agenda items are to be given to the Board a minimum of 7-10 days prior to the meeting to allow the Board time to review, seconded by Arch with the correction and passed unanimously.

3) Financial reports & past due accounts

Arch gave update on financial status as of 3/31/2016. Board unanimously approved the financial statements.

4) Committee Reports:

A. Turn Lane/Avenir/Proposed Construction East of Osprey Update –

Elliott gave an update. Poorad to check with Sal for suggestions as to how to stop the proposed drug rehab facility and ideas for document amendments in Osprey Isles.

B. Community Improvements:

Manager working with landscaper to develop landscaping specifications to bid out. Bob motioned to spend up to \$75.00 for Art of Nature (Taryn at 718-2990) to review front and give a proposal for summer plants and spend up to \$700.00 on the plants, seconded by Arch and passed unanimously.

C. Social – Chair Jane Wolff -

None at this time

D. Community Non-Compliance - Sue

Osprey Isles HOA, Inc.
Board Meeting Minutes
May 2, 2016 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
Page 2 of 2

E. Tennis Court Resurfacing– Arch

Bob motioned to amend the previous motion on the tree removal to increase the approved amount by \$390.00 and award the work to Lasting Impressions Landscaping and have them include the removal of shrubs, add some drainage and replace with Maple trees, seconded by Arch and passed unanimously.

5) New, Old & Unfinished Business

a) **Mailboxes:** In process of being made

b) **House Paint Colors:**

Board reviewed the proposed new color schemes. After discussion Bob motioned to approve color schemes A through H. Original colors may still be selected by unit owners but they can only paint the same color they have now, otherwise they have to select from the new color schemes. Mixing and matching of the new color schemes is not permitted. Requests will be reviewed by the Architectural Control Committee to ensure harmony with other house components such as any stone on the house, roof and driveway colors. No two homes next to each other may be painted the same color. All house painting requires submission of an ARB form even if painting the same color. No work may commence until the unit owner has received written approval from the Board. Motion seconded by Arch and passed unanimously.

c) Property Works proposal for community wide tree trimming was discussed by the Board. Board unanimously approved that community wide tree trimming should be done on alternate years, not yearly.

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

Board reviewed and approved, denied or approved with conditions.

II. **Other Business:**

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, May 23, 2016 at 6:00 pm. Meeting adjourned at 8:45 pm as per motion made by Bob, seconded by Arch and passed unanimously.