Osprey Isles HOA, Inc.
Board Meeting Minutes
May 23, 2016 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office

Approved

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: None
Absent: Mark Morawa & Ramesh Bakhru

2) Approve minutes of prior board meeting
Board reviewed prior meeting minutes, Bob motioned to approve with correction that Ramesh was absent, seconded by Arch with the correction and passed unanimously.

3) Financial reports & past due accounts
Arch gave update on financial status as of 4/30/2016. Board unanimously approved the financial statements.

4) Committee Reports:

A. Turn Lane/Avenir/Proposed Construction East of Osprey Update –
Matthew and Elliott gave an update.

B. Community Improvements:
Sue gave an update

C. Social – Chair Jane Wolff -
None at this time

D. Community Non-Compliance & Manager Update -
Manager met with Lasting Impressions regarding drainage and tree removal and replacement at the tennis court.

5) New, Old & Unfinished Business

a) Document Amendment – lower % future amendments:
Manager to check with attorney on status of rewording for better clarity

b) **ARC Form Changes & Paint Policy:**
Bob motioned that at this time the ARC Committee consist of three Board members: Matthew, Bob and Arch and that the revised ARC Form and Paint Policy be approved with Board changes, seconded by Arch and passed unanimously.

c) **#9758 with Legal, not open to discussion:**
Board requested price from General Contractor to restore the area.

d) **Annexation to City Palm Beach Gardens:**
In order to annex the community would need to vote 50% plus one to agree. Board discussed holding another Town Hall Meeting and to invite Eric Jablin. When date set, notice to be given to all.

e) **Speed Humps & Reflectors:**
Board requested Manager find out if humps have to be removed if community votes to become part of Palm Beach Gardens. In the meantime some of the reflectors around the speed bumps are faded, missing and broken, Board unanimously approved the purchase and installation of new reflectors.

f) **Deactivation of Barcodes Over 100 Days Past Due:**
Bob motioned to deactivate the barcodes for all owners over 100 days past due, as per the documents, seconded by Arch and passed unanimously.

g) **Additional Cameras at Entrance:**
Board reviewed bids and requested more information to compare the bids and meet with the vendors if needed.

6) I. **ARB's: Board reviewed pending ARB's.**
Board reviewed and approved, denied or approved with conditions as presented.

II. **Other Business:**
Paint Books: Debra Flynn offered to obtain the new colors and give to Manager to add to the Paint Books.
Draft Audit: Manager requested to obtain detail on Miscellaneous Contingency.
Lake & Wetland Mgt: Board requested detail on work performed.
Paint Policy & ARC Form: Update website when completed.

7) **Set next meeting date & motion to adjourn**
Next meeting will be Monday, June 20, 2016 at 6:00 pm. Meeting adjourned at 8:12 pm as per motion made by Bob, seconded by Arch and passed unanimously.