

**Osprey Isles HOA, Inc.**  
**Board Meeting Minutes**  
**January 26, 2015 at 6:00 pm**  
**Sea Breeze CMS, Inc., Mgt Office**  
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APPROVED 2/16/15

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

Quorum obtained at 6:04 pm with Matthew Kamula, Bob Gilbert, Mark Morawa and Arch Delmarsh in attendance. Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property. Absent: Ramesh Bakhru

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

Board reviewed prior meeting minutes, Mark motioned to approve as published, seconded by Arch and passed unanimously.

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

Arch read the yearend financial statements as of December 31, 2014, noting we ended the year on a positive note with accounts receivable going down. Board unanimously approved.

4) **Committee Reports:**

A. **Turning Lane Update** – City Palm Beach Gardens did not approve plans as were presented to them by Avenir.

B. **Irrigation Water usage** – Bids in process, to date two bids received, they are not apples to apples as companies had different ideas on size of pipe and size of the pump. More bids pending.

Note: May or may not have a leak or leaks in the irrigation system, bids were obtained for repairs. Two companies stated to put restrictions on the system so water only runs when system is on as may be very expensive to fix the leak(s) with such a long pipe run. Two other bids gave repair prices. Our landscapers, Property Works fixed a faulty valve and are monitoring to see if this was the problem, if it was, it is now fixed.

C. **Community Improvements** –

Landscaping – Chair Sue McClellan:

Matthew gave an update on his community walk around with Preston from Property Works. Preston stated it would help if owners contact him directly with any concerns they may have, Board requested this be added to the next

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Newsletter. Preston also stated he would come to board meetings, board approved Preston coming to the next board meeting. Board also requested a detailed monthly calendar from Property Works stating dates work will be performed, to include, mowing, weeding, fertilizing, irrigation, trimming, etc.

Sue and Mark presented proposals from Property Works for new landscaping; board requested the committee get with Preston to tweak a little. Bob motioned if the revised proposal is \$7,000.00 or less to have Property Works do the work noting they will be responsible for the welfare of the plants, seconded by Mark and passed unanimously.

*Social – Chair Jane Wolff:*

Board approved Jane Wolff as the Social Chair. Due to lack of response to the volunteer request for community planting day, the event has been re-named New Planting Appreciation Ceremony with date to be reset after new landscaping has been installed.

*Community Wide Yard Sale:* Board set date for: Saturday, February 28, 2015.

*Common Areas:* Board discussed condition of the entry wall and gate walls. Repairs and painting needed. Sue offered to help Manager with the bid specifications.

**D. Fine Appeal Committee –**

Two owners (Mark and Modeline) offered to be on the committee. Board requested candidates submit a short resume for the board to review for consideration onto the committee and to come to the next meeting. Board stated that all fine committee members must be in compliance with all the rules for the community.

**E. Entry Way Cameras –**

Matthew gave an update. At this time we have two bids from Kerlin and Palm Beach Surveillance. Third bid to be obtained. Of particular interest is if there is a system that allows viewing at set times, such as each time the gate opens or closes. If system goes down, is there a way for it to alert us for prompt repair? Also consider a DVR with 12 or 16 channels for future upgrades.

**F. Playground Improvements –** Bids presented for new type of flooring that is rubberized and may be safer if someone fell. Added to Survey Monkey for unit owner input for the next meeting.

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**5) New, Old & Unfinished Business**

**aa) Document Amendments**

Bob stated he had heard reports of rooms and not full homes being rented, board to research this further as not permitted as considered a bed and breakfast.

**bb) Exit Gate Damage** – Board presented a preponderous amount of evidence to support the fact it was a white Alero that hit the exit gate last year. Pictures and supporting documentation, including affidavits and video showed the vehicle and distinguishing items about the person who hit the gate. Based on all the information provided, Bob motioned to revise amount owed to the insurance deductible amount of \$1,000.00 and to remove late fees and interest provided the bill is paid within 15 days of mail out to the owner, seconded by Arch and passed unanimously.

**cc) Survey Monkey**

Board reviewed draft survey, tweaked a little and ready to send via bulk e-mail, plus a hard copy to be mailed to all owners. Give date to return by within 14 days of mail out date. Include a return envelope with a stamp to encourage owners to return the survey.

**dd) Parking by Tennis Courts**

Board discussed and at this time there appears to be no abuse of the parking area, Bob motioned to continue as is through the end of the year 2015 and only review again if parking abuses are reported, seconded by Arch and passed unanimously.

**ee) Addition Lights Front Entrance**

Board discussed maybe adding some up lighting to the front entry to make it easier for vehicles on Northlake to see the entrance to the community.

**ff) Golf Balls from the Golf Course Next Door**

New owners Mr. & Mrs. DeFranco gave a short presentation of the problems they are having with many errant golf balls coming onto their property. Manager advised that this had been addressed in the past and our legal counsel had sent a letter to the golf course, they in return sent a letter back from their legal counsel. Manager to find letters and give to current board members. Manager also offered to contact the golf course to see if a meeting can be set up to see if they will work with us to correct this problem.

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**6) ARB's & Other Business**

- I. ARB requests as may be pending –**  
None at this time.

**II. Other business as may properly come before the board**

Make up a sign similar to meeting notice sign requesting owners sign up for the bulk e-mail, to stay in the loop.

Make up a second sign stating due to lack volunteers planting day canceled and replaced with New Plantings Appreciation Ceremony. (Date to be set after plants installed).

Make up a third sign FILL OUT YOUR SURVEY MONKEY FORM AND RETURN.

Obtain prices for a permanent sign to be placed maybe at the exit gate.

Newsletter Items/On-line survey: Park with flow of traffic, not against it. Does anyone have a business that other residents may want to use? No one is to dump in the preserves. Provide Preston's phone number & advise owners can contact him directly.

Note: Mark had to leave at 7:36 pm, quorum still obtained, meeting continued. Mark left just before item 5 (bb).

**7) Set next meeting date & motion to adjourn**

Next meeting will be Monday, February 16, 2015. There being no further business Bob motioned to adjourn at 9:35 pm, seconded by Arch and passed unanimously.