

Osprey Isles HOA, Inc.
Board Meeting Minutes
February 16, 2015 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
Page 1 of 3

APPROVED 3/16/15

1) Call to order and confirm quorum of the Board

Quorum obtained at 6:00 pm with Matthew Kamula, Bob Gilbert, Ramesh Bakhru and Arch Delmarsh in attendance. Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property. Absent: Mark MORAWA

2) Approve minutes of prior board meeting

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

3) Financial reports & past due accounts

Arch read the January 2015 financial statements. 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. Board asked Manager to check with Liz to see if she can find out why it was not approved. Plus is there any way to find out when Northlake will be widened – may be the County.

B. Irrigation Water usage – Preston from Property Works attended the meeting and gave an update on his bid to install wells for the common areas. Preston estimated cost of a 120' well without pump for each home to be about \$1,400.00. 3 bids received for common areas to be e-mailed to the board for further review.

C. Community Improvements –

Landscaping – Chair Sue McClellan:

Property Works revised proposal for common area improvements, now under \$7,000.00, work to be scheduled in next couple weeks. Preston presented a monthly calendar, board approved it being sent via bulk e-mail and posting on the website to let residents know what is being done and when. Schedule to also include Preston's e-mail address. Preston will add to the schedule that homes with dry grass indicating irrigation system is not operating will not be fertilized as it may burn the grass.

Osprey Isles HOA, Inc.
Board Meeting Minutes
February 16, 2015 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
Page 2 of 3

D. **Social – Chair Jane Wolff:**

Jane gave an update, researching food costs; Bob suggested also trying Lake Park Bar-B-Q. The return of the Survey Monkey will give us a better idea of what our residents would like.

Community Wide Yard Sale:

Board set date for: Saturday, February 28, 2015.

Common Areas:

Sue, Mark and Bev met at entryway to come up with specifications for wall repair and painting and we need new light fixtures. Manager and Sue presented several options for new light fixtures. Matthew motioned to approve the purchase of 9 pineapple lights at \$118.00 each plus to use LED light bulbs, fixtures are 22 ¼” high, seconded by Arch and passed unanimously – note company to install, may want to purchase, price not to exceed above.

E. **Fine Appeal Committee –**

Volunteers requested to attend March meeting to meet with the board for possible appointment to the committee.

F. **Entry Way Cameras –**

3rd bid received today for exit tag camera. Bid for changing out to digital still pending.

G. **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.

5) New, Old & Unfinished Business

aa) Golf Balls from the Golf Course Next Door

Board tasked Manager to make contact with the golf course next door to see what can be done about the golf balls falling onto Osprey Isles. Manager met with the General Manager, background history was exchanged which included a tour of the golf course. The golf course are open to working with Osprey Isles, the next step is to find out how many homes are affected by the golf balls. Survey Monkey to ask for owner feedback on this subject for further action.

Osprey Isles HOA, Inc.
Board Meeting Minutes
February 16, 2015 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
Page 3 of 3

bb) Document Amendments

Survey Monkey has questions pertaining to this subject; follow up will depend upon owner responses.

cc) Survey Monkey

Board reviewed and approved adding the first question on the golf balls, to go out asap and to be returned asap.

dd) Parking enforcement currently out 4 times per week, 3 at night and 1 in the daytime. Bob motioned to reduce to 2 times per week and both to be at night, seconded by Arch and passed unanimously.

6) ARB's & Other Business

I. ARB requests as may be pending –

Pool – board needs more information
Fence relocation – need more information
Landscaping improvements – approved
House painting – approved

II. Other business as may properly come before the board

a) Manager presented information on exterior meeting notice signs. Bob motioned to approve purchasing an exterior double wide notice board, color Woodland Green, code HGMC-IL from Peachtree, seconded by Arch and passed unanimously.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, March 16, 2015. There being no further business Bob motioned to adjourn at 8:00 pm, seconded by Arch and passed unanimously.