

Osprey Isles HOA, Inc.
Board Meeting Minutes
January 18, 2016 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
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Approved 2/22/16

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

Quorum obtained at 6:03 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 as published, seconded by Arch and passed unanimously.

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

Arch gave update on financial status as of 2015 year end. Board unanimously approved the financial statements.

4) **Committee Reports:**

A. **Turning Lane Update –**

Board approved Poorad and Elliot to work with Palm Beach County.

B. **Community Improvements –**

Plants added around electrical and new well on common area at the back of the community, Board approved reinstalling the large well cover and painting dark green if the unit closest to the well would like this.

Board reiterated their displeasure at the landscaper taking it upon himself to use Board approved funds for plant replacement for extra mulch. Board requested an explanation as to why he did this without checking with Board or Manager.

C. **Social – Chair Jane Wolff -**

Jane noted that All Star has received the deposit check. Balance due day of the event. Contact owners who will be blocked in the day of the event to let them know and they can park in visitor parking at tennis courts.

D. **Community Non-Compliance -**

Manager and Sue to get together and walk the community

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E. Tennis Court Resurfacing–

Board reviewed bids received. Bob motioned to use FDC for \$5,300.00, seconded by Arch and passed unanimously. Board agreed prior to the work being performed one or more trees and shrubs may need to be removed from around the tennis court. Board also unanimously approved a green court with blue perimeter.

5) New, Old & Unfinished Business

aa) Paint Policy (including front doors)

Bob gave an update stating the committee is working on this project. This committee is also discussing mailbox replacement.

bb) Document Amendments

To date we have received back 26 yes votes and 2 no votes. Follow up at the picnic and send bulk e-mail with copy of the ballot to encourage those who have not yet sent in their ballot to please send it in.

cc) Abandon City Water Lines or Pay Monthly Service Charge

Bob motioned to approve abandoning the city water lines to avoid paying monthly service charge of about \$400.00 per month, Manager to check with water department to verify the two lines only service the irrigation and that the re-connect fees are impact fees and not a deposit fees. Abandonment fee approximately \$500.00 per line. Seconded by Matthew and passed unanimously.

dd) Landscape Specifications

Board to further review draft specifications, also send a copy to Sue.

ee) Front Entry Cameras

Couple of board members performed a walkthrough of the area. Board requested Manager check with Eric if Option #1 camera provided 180 degree view and will it provide sufficient detail.

6) I. ARB's: Board reviewed pending ARB's.
None at this time.

II. Other Business:

Annexation to City Palm Beach Gardens: Waiting on city to provide information.

Board stated the gate system is becoming old and worn and requested price to replace the system.

Bob motioned to approve \$472.70 to fix the broken exit gate arm with new arm motor, seconded by Arch and passed unanimously.

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Manager to check if cemetery next door can shrub over the white trailer that is visible from Osprey Isles.

Exit gate light needs new photocell as staying on all day.

Replace missing sign and post at tennis court for the Sheriff Dept parking only.

Board reiterated residents in guest spots must have a valid parking pass.

Newsletter draft was reviewed by the Board and will include some additional input.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, February 15, 2016 at 6:00 pm. Meeting adjourned at 7:46 pm as per motion made by Bob, seconded by Arch and passed unanimously.