

Osprey Isles HOA, Inc.
Board & BUDGET Meeting Minutes
November 23, 2015 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
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Approved 12/14/15

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.
Present: Matthew Kamula, Bob Gilbert and Arch Delmarsh in person
Absent: Mark Morawa and Ramesh Bakhru

2) Approve minutes of prior board meeting

Board reviewed prior meeting minutes as of 11/2/15, 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 10/31/15 Board unanimously approved the financial statements.

- 2016 Budget – Board reviewed the proposed 2016 budget. Bob motioned to approve the 2016 budget with the following changes: Increase life expectancy of the entry gate arms/call box etc. and include the homes in the common area landscaping. Motion seconded by Arch and passed unanimously. Copy of the budget to be mailed out to the membership.

4) Committee Reports:

A. Turning Lane Update –

Poorad gave an update, noting that we have to show a minimum of 75 right hand turns into the community during peak hours the County will put in a turn lane. The contact person to start is Hal Valache.

B. Irrigation Water usage –

Bob motioned to approve the cost increase of \$1,340.00 for a total of \$1,900.00 to Superior Irrigation for the changeover from city to well water, seconded by Arch and passed unanimously.

All Board members present unanimously approved contacting the City mid-December to report disconnect/abandonment of the city water as the cost of doing this is much less than other options.

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C. Community Improvements –

D. Social – Chair Jane Wolff:

Date is Saturday, February 20, 2016. 2 pm to 5 pm. Other volunteers: Poorad Razaavi, Debra & Bob Flynn and Bob Gilbert. Tent, tables & chairs to be ordered.

Community wide yard sale to be held on Saturday, March 5, 2016

5) New, Old & Unfinished Business

aa) Paint Policy (including front doors)

Board and owners present discussed current paint palette and request was made to add additional colors. Board approved the following volunteers to the paint committee: Debra Flynn, Elliott Johnson, Barbara Gilbert and Renee Gibson, note committee members do not have any voting rights and any budget allowance, ideas to be reported back to the Board.

bb) Document Amendments

Board reviewed changes made by Lora Lowe. Cover letter to include note by the Board that they encourage the membership to vote yes to the amendment, Manager to draft letter and send to the Board for review prior to mailing.

cc) Status Completion Front Entry Wall Improvements

Manager gave an update. All work has now been completed apart from new notice board is not lit at night, contractor checking. Also permit for the GFI's installed by prior electrical company may not be as easy as just closing out and may require additional work as per the County, contractor in process of talking to electrical company for further input.

dd) Landscape Improvements

Sue gave an update noting Manager and Sue met with owner at #11243 regarding various meters etc. on the common property by her home to see what type of plants may work to help conceal the meters. Sue to meet with Preston from Property Works to go over ideas and obtain price to install. Sue also presented proposals from Preston for plants and mulch. Bob motioned to approve a price not to exceed \$3,000.00 for the plants in common areas including by #11243 and mulch and to have the work completed as soon as possible but after the wells are up and running. Motion seconded by Arch and passed unanimously.

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ee) Proposals from Ameritech: add 2 cameras view Northlake
Board to view areas in question, tabled to the next meeting.

ff) Stub Lane Parking

Bob motioned that only guests can use the parking areas along Stub Lane and by the tennis courts, not resident vehicles. Resident vehicles subject to tow unless they have a Resident parking permit visibly displayed on the dashboard and issued by the Management Company. Resident parking permits to be valid for one week and can be extended for one more week. Any longer requires Board approval. Start date of January 1st. Arch seconded the motion and passed unanimously. Notice of this change to be sent to the membership.

gg) Cemetery Request

Board reviewed information submitted and had some questions and invited the representative to come to the December meeting.

6) I. ARB's: Board reviewed pending ARB's.
ARB approved to install a back fence

II. Other Business:
3 Dead pine trees located in preserve area behind homes at the round-a-bout. Lake & Wetland presented proposal for \$700.00 to cut them down. Bob motioned to approve, seconded by Arch and passed unanimously.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, December 14, 2015 at 6:00 pm. Meeting adjourned at 8:09 pm as per motion made by Bob, seconded by Arch and passed unanimously.