

Osprey Isles HOA, Inc.
Board Meeting Minutes
December 15, 2014 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
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Approved 1/26/2015

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

Quorum obtained at 6:03 pm with Matthew Kamula, Bob Gilbert and Arch Delmarsh in attendance. Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property. Absent: Mark Morawa and Ramesh Bakhru

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 financial statements as of November 30, 2014. Board unanimously approved.

4) **Committee Reports:**

A. Turning Lane Update –

B. Irrigation Water usage –

Bob gave an update on pumps versus wells and the cost for each. Board requested new bids for wells. Bids to be obtained ready for board review at the February board meeting.

C. Community Improvements – Board approved up to \$225.00 for entry improvements, winter plants and red mulch. Sue to check with Property Works to see what they can do for this amount. Community Planting Day was also discussed. Board requested this be added to the next newsletter and set the date for Saturday, February 21, 2015 at 8:30 am. Residents are invited to come to the front of the community and help put in plants and mulch.

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

D. Fine Appeal Committee – We need more volunteers for this committee, include in newsletter.

E. Entry Way Cameras – Second camera company to provide bid to upgrade entry way cameras.

F. Playground Improvements – Bids presented for new type of flooring that is rubberized and may be safer if someone fell. Board discussed, no decision made at this time. On-line survey of owners, would they use park more?

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UNAPPROVED – DRAFT ONLY

5) New, Old & Unfinished Business

- aa) Document Amendments** – board discussed setting up an on-line survey to determine community interest in amending the documents for items such as capping the number of renters, requiring a certain time frame of ownership prior to renting, should Association have right to approve all renters, etc.
- bb) Exit Gate Damage** – Board continuing to review documentation
- cc) Taking Pictures** – Board stated that the management company should be the entity taking pictures in the community.
- dd) Safety Concerns** – Board discussed being on the authorized tow list, all board present declined to be on the list at this time.
- ee) Parking Enforcement** – Company currently comes out four times per week, board discussed options, no decision made at this time.
- ff) Parking by Tennis Courts** – Board unanimously agreed not to lease spaces at the tennis courts and cover the existing signs and review again next year. Leave sign in place for the crime van.

6) ARB's & Other Business

- I. ARB requests as may be pending** – Request to improve landscaping was approved.
- II. Other business as may properly come before the board**

Spring Fling – Board discussed setting up a community event such as a Spring Fling. On-line survey to poll residents interest for event in March.

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.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, January 19, 2015. There being no further business Matthew motioned to adjourn at 8:26 pm, seconded by Bob and passed unanimously.