

Osprey Isles HOA, Inc.
Board Meeting Minutes
August 17, 2015 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
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Approved 11/2/15

1) Call to order and confirm quorum of the Board

Quorum obtained at 6:00 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

Absent: Ramesh Bakhru and 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 July 31, 2015 financial statements. Board unanimously approved the financial statements. Past due accounts were reviewed for follow up action.

4) Committee Reports:

A. Turning Lane Update –

Matthew gave an update noting Poorad working on obtaining bids.

B. Irrigation Water usage –

First well has been drilled by the tennis courts, second well at the back to be drilled next.

C. Community Improvements –

Sue gave an update noting she has two bids for holiday lights and is working on a third bid.

D. Social – Chair Jane Wolff:

Jane to start preparations for next year's community fling. Date to be in February.

E. Fine Appeal Committee:

No new fines at this time

F. Entry Way Cameras & Gates:

Gates back up and running, cameras will be back up and running in next few days. Insurance claim in process.

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5) New, Old & Unfinished Business

- aa) Golf Balls from the Golf Course Next Door**
Board stated at this time the next step is on the owner.

- bb) Document Amendments**
Board unanimously approved sending out the proposed document amendment to lower the percentage required for future document amendments. Notice to be mailed with the second notice of the Annual Meeting.

- cc) Community Wide Tree Trimming**
Palms throughout the community have been trimmed and common area Oaks.

- dd) Electrical Panel Repair by Front Entry Wall**
Bob motioned to use Swink Electric, seconded by Arch and passed unanimously.

- 6)**
- I. ARB's: Board reviewed pending ARB's.
ARB's approved unanimously by the board for landscape changes

 - II. Other Business:
Annual Meeting - Set for Monday, September 21, 2015 at the Loxahatchee Library. Matthew made the motion that anyone over 90 days past due, regardless of the amount, loses the right to vote as per Florida Statutes, owners to be notified, seconded by Arch and passed unanimously.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, September 21, 2015 at 7:00 pm and will be the Annual Meeting. Meeting adjourned at 7:19 pm as per motion made by Bob, seconded by Arch and passed unanimously.