

# Osprey Isles HOA, Inc.

## BOARD OF DIRECTORS MEETING

PLACE: Sea Breeze Community Management Services

4227 Northlake Boulevard

Palm Beach Gardens, FL 33410

December 12, 2016

OFFICIAL MINUTES

### APPROVED

The meeting was called to order at 6:01pm by Matthew Kamula, President.

Directors Present: Matthew Kamula, Bob Gilbert and Arch Delmarsh

Directors Absent: Mark Morawa and Ramesh Bakhru

Management Present: Laura Carlisle, LCAM Sea Breeze CMS.

Matthew Kamula reminded residents that they may record the meeting but must notify all present that they are recording. No members were recording the meeting.

The Board reviewed the minutes from the November 21, 2016 Board of Directors meeting.

MOTION: Matthew Kamula made a motion seconded by Bob Gilbert to approve the minutes from the November 21, 2016 Board of Directors meeting. The motion carried 3-0.

Arch Delmarsh gave the financial report from the October, 2016 financials.

Matthew Kamula reached out to Carlton Oaks in order to create a joint committee with the road widening impact on Osprey Isles and Carlton Oaks. Two residents in Carlton Oaks are interested.

Bob Gilbert let management know that the front center island breaker continues to pop. Management will contact the electrician and get that fixed. Sue was not able to make the meeting but advised management that Illuminations will be doing the install for December 22<sup>nd</sup>.

Jane was present at the meeting and has been looking for food services for the picnic that will take place in February. She is also setting up for a tent, music and a bounce house. She requested that the picnic take place on February 12<sup>th</sup>. Management will announce the picnic in the newsletter and ask that residents RSVP for the event. Management will also place a sign on the bulletin board for the picnic and add another sign for in January on the gates. At the last event there was an issue with the power. Management will get a proposal to add a 20 amp line and a 20 amp breaker for the field area.

Jane and the Board discussed the yard sale. Management will post an ad on craigslist and arrange for a charity to pick up whatever does not sell.

Matthew Kamula discussed the updated with the annexation to Palm Beach Gardens. 11% is still needed to move forward. Osprey Isles is contacting the cemetery and the City of West Palm Beach to get more of the land owners involved.

Laura Carlisle explained that the Board will need to have a meeting to announce the count of proxies that were received. If not enough proxies have been received then the meeting may be adjourned through a motion to reconvene to try and get additional votes within 90 days. Laura suggested that the meeting take place prior to the next meeting in January.

Management announced that they are currently still out to bid to replace the split rail fence and also giving an option for a chain link replacement. Management is still checking with SFWMD if a change from the split rail to the chain link would be permitted.

Management announced that they are out to bid for the seal coating of the roads.

Yan Golib, owner of 9718, was present to discuss the Architectural violation. The Board asked the owner

to get a survey of the property to show the drainage and that it does not affect the neighbors. The survey must be submitted to Sea Breeze along with permits (if permits are required). The owner has 30 days to provide the survey and permit or at least provide an update.

Elliot explained to the Board that Lakes and Wetland has been using Round-up that killed plants and some of the grass. Management will talk to Lakes and Wetland to discuss.

There being no further business the meeting was adjourned at 6:53 p.m.