

# Osprey Isles HOA, Inc.

## BOARD OF DIRECTORS MEETING

PLACE: Sea Breeze Community Management Services

4227 Northlake Boulevard

Palm Beach Gardens, FL 33410

October 24, 2016

OFFICIAL MINUTES

### APPROVED

The meeting was called to order at 6:06pm by Matthew Kamula, President.

Directors Present: Matthew Kamula, Bob Gilbert, Arch Delmarsh and on the phone was Ramesh Bakhru (via speakerphone).

Directors Absent: Mark Morawa.

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 one was recording the meeting.

The Board reviewed the minutes from the September 15, 2016 Board of Directors meeting. Bob Gilbert amended the 4<sup>th</sup> paragraph in regards to the plants from "as needed" to "to be removed."

MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve the minutes from the September 15, 2016 Board of Directors meeting with the changes. The motion carried 4-0.

Arch gave the financial report.

The Board discussed the late letters. Management will review and follow up with the board on the accounts that should be turned over to the attorney.

Committee Reports were given.

- Matthew Kamula gave an update on the Avenier development and the Rehab Facility.
- Community Improvements – Holiday light proposals were presented  
MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve the contract from Randy's Holiday Lights in the amount of \$3,560.54. The motion carried 4-0.
- The mailboxes have all been completed.
- Landscape Lighting – Sue McClellan presented the bids for the landscape lights from Let There Be Lights, Custom and Illuminations. Arch Delmarsh suggested to table the project for the future due to construction that will take place at the entrance with the road widening. It was suggested to light the two Bismarck's in the front center island and the monument signs. Sue will contact the vendors and get new bids.  
MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to go ahead and correct the monument signs in LED, but not to exceed \$700.00. The motion carried 4-0.
- Tennis Courts – It was suggested to spruce up the tennis courts. Sue McClellan is meeting with Preston and Art by Nature. Arch Delmarsh suggested to keep the trees away from the courts and possibly get a root barrier bid to protect the courts. Arch Delmarsh will work on getting proposals for LED and incandescent lighting to put up at the tennis courts.
- Playground – It was suggested that the playground be dressed up and correct the drainage issues.

Social Activities – The picnic should take place in February and the garage sale should take place in March. This will be discussed further at the next meeting.

Carlton Oaks will be having their meeting with the town of Palm Beach Gardens possibly on November 12<sup>th</sup>. Carlton Oaks has invited Osprey Isles to attend the meeting as well. Matthew Kamula will confirm and a blast email and notice will go up on the bulletin board.

The Board discussed the Amendment and the amount of ballots that have come in to date. Management was asked to send out a blast email, put out notices that the deadline is approaching and we still need votes.

Management broke down the price per sign for the Alligator Signs. Management was asked to count and map the Osprey Preserve signs and then break down the costs again. Signarama will also be contacted to provide a bid.

Management to map out the fence area with the chain link and the rail fence, research docs to see if the rail fence can be removed, and check with Lakes and Wetland and have them provide a map of the fence areas that have the overgrowth and where the cutting will be done on their bid.

Arch Delmarsh and Bob Gilbert will meet with management to go over the proposed 2017 budget in order to prepare for the next meeting.

Mrs. Rovito was present at the meeting to discuss options with the parking issue at their home. The Board reminded residents that sidewalks may not be blocked and there can be no parking on the street because it causes issues for emergency vehicles. The Board agreed that the Rovito's may get a parking pass to park in guest parking for a quarter. The pass may be renewed 3 more times. After a year, if the parking is still an issue, it will be revisited by the Board.

The floor was opened to the owners for open discussion with the Board of Directors.

Ramesh Bakhru left the meeting at 8:00 p.m.

There being no further business the meeting was adjourned at 8:18 p.m.

MOTION: Matthew Kamula made a motion seconded by Bob Gilbert to adjourn the meeting. The motion carried 3-0.