Osprey Isles HOA, Inc.
Board Meeting Minutes
January 20, 2014 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office.

APPROVED 2/17/14

1) Call to order and confirm quorum of the Board

Quorum obtained at 6:00pm with: Mark Morawa, Paul Tripp, Paul Groth, Liz Woody and Arch Delmarsh in attendance. Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property.

2) Approve minutes of prior board meeting

Board read prior meeting minutes, Mark motioned to approve as published, seconded by Arch and passed unanimously.

3) Financial reports & past due accounts

Arch read 2013 year end reports.

Water usage is over budget, Manager to research if Osprey can pull water from the onsite lakes.

4) Reports, New & Unfinished Business

A. Turning Lane Update - special assessment for the cost?

Paul Groth offered to contact the company working with the community on the turn lane. At this time no special assessment as may have sufficient funds. Liz requested when estimated cost is received to send notice to the membership using the same mailing as the proposed amendment to change from 2/3 to 51%, seconded by Paul G. and passed unanimously. Liz offered to work on a letter to the community and Paul G. stated ok to put in his cell number to help get more volunteers.

B. Roof cleaning & house painting document amendment update

Amendment passed. Board unanimously approved that all owners over 90 days past due cannot vote, letters to be sent to advise. Manager to send to attorney for recording. When recorded copy comes back, we have 30 days to send to the membership.

C. Upgrade existing street signs status
Deposit paid signs are being made

D. Painting of FPL poles in the community status
FPL light pole painting has been completed.

E. Installation of trees/palms along the swales inside the community - Mark
Property Works fertilizer scheduled for new foxtails, irrigation has also been installed.

F. Proposals: Entry internet to view cameras status
In process to install internet with Comcast,

G. Incorporating Osprey Isles into Palm Beach Gardens, pros & cons - Paul G.
Higher tax table if PBG, may be able to use Seacoast for water instead of the city of West Palm Beach.

H. Setting up rules for overflow parking at tennis courts & Stub Lane
Six guest spots available in the parking by the tennis courts and four along stub lane. Board discussed various parking options for owners and guests.

5) ARB's, Committee Reports & Other Business

I. ARB requests as may be pending
None at this time.

II. Committee Reports: Fine, Landscape, Social

III. Other business as may properly come before the board
Board requested information to add lighting in the middle islands.

Board approved unanimously to obtain a community credit card.

Manager to check if exit side loop detector that opens the gates can be widened as you have to stay in the middle for it to work.

Board unanimously approved All County Paving to install as many parking spots as they can along Stub Lane.

Board unanimously approved Ken Friedman to perform the year end Compilation.

6) Set next meeting date & motion to adjourn

Next meeting will be Monday, February 17, 2014 at 6:00pm. There being no further business Paul G motioned to adjourn at 8:08pm, seconded by Liz and passed unanimously.