

Osprey Isles HOA, Inc.
Board Meeting Minutes
March 21, 2016 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
Page 1 of 2

Approved 5/2/16

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.

Announcement was made to advise all present that if they were recording the meeting they must announce same to all present, ***no announcements were made.***

Present In Person: Matthew Kamula, Bob Gilbert and Arch Delmarsh

Present Via Speakerphone: Ramesh Bakhru

Absent: 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.

- Discussion was held on posting of unapproved minutes, Bob motioned that only approved minutes are to be posted, seconded by Arch and passed unanimously.

3) **Financial reports & past due accounts**

Arch gave update on financial status as of 2/29/2016. Board unanimously approved the financial statements.

4) **Committee Reports:**

A. **Turning Lane Update –**

This issue to be discussed at the Town Hall Meeting

B. **Community Improvements:**

Board reviewed input from the committee regarding mailbox replacement. Bob motioned to approve option #3 from South Florida Mailbox Company for \$26,910.00, color to be bronze, no donuts. Apart from the initial install, all repairs and maintenance for whatever reason is the responsibility of the unit owner, seconded by Arch and passed unanimously.

C. **Social – Chair Jane Wolff -**

Town Hall Meeting: Notice to be posted to advertise the event.

D. **Community Non-Compliance - Sue**

Letters sent to units with dirty roofs

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Page 2 of 2

- At this time Ramesh signed off, board quorum still in place, meeting continued.

E. Tennis Court Resurfacing– Arch

Board reviewed prices for tree replacement and thought them very high. Bob motioned to remove the bad trees around the court not to exceed \$2,000.00, this is to include removal, stump grinding and debris removal of 2 Cypress and the hedge material off site, seconded by Arch and passed unanimously.

5) New, Old & Unfinished Business

Document Amendments

18 more YES votes needed to pass the amendment.

Bob made the motion that if the amendment does not pass, to revise the verbiage to make it clearer as to number votes required for future amendments and send out again, seconded by Arch and passed unanimously.

6) I. ARB's: Board reviewed pending ARB's.

II. Other Business:

Owner requests for camera footage: Board discussed and unanimously approved that video footage can only be provided to an owner if they have a police report.

Board stated that all agenda items must be given to the Board a minimum of seven to ten days prior to the meeting to allow the Board time to review and prepare prior to the meeting.

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, April 25, 2016 at 6:00 pm. Meeting adjourned at 8:05 pm as per motion made by Bob, seconded by Arch and passed unanimously.