

Osprey Isles HOA, Inc.
Board Meeting
Meeting Minutes

July 20, 2016

APPROVED

The meeting was called to order at 6:02pm

Present in Person: Matthew Kamula, Bob Gilbert
Present Via Speakerphone: Ramesh Bakhru
Absent: Mark Morawa & Arch Delmarsh

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.***

Approve minutes of prior board meeting

Board reviewed prior meeting minutes, Bob motioned to approve the minutes as reviewed, and Matthew seconded, all in favor.

Financial reports was given by Bob.

Committee Reports:

Turn Lane/Avenir Development/Rehap Facility was discussed. Poorad Razavi gave an extensive report of various meetings held with the City.

Landscape, Mailboxes: Mailbox's will begin to be installed tomorrow and will take apx 3 days to complete. All residents have been notified prior to the installation per an email blast.

The newly planted flowers in the front are struggling per Sue McClellan. She will notify Preston to see if he can hand water them. The sprinklers are running daily however, but it just has been really hot lately.

Lighting at the front entrance was discussed and Sue will be looking into it further.

Tree trimming was discussed and Bob made a motion to approve Preston' bid from Property Works to trim both the palms and the hardwoods this year. Thereafter only trim the hardwoods every other year. Matthew seconded and all in favor.

The Tennis Court's project is in progress. Manager will provide updates.

A Community wide Town Hall will be scheduled for August 20th in the early morning. The purpose of this will be to discuss the overall project of the Avenir Development and the Rehap Facility coming.

New, Old & Unfinished Business

- There will be a meeting to discuss the annexation into Palm Beach Gardens. It will occur on August 9th at 2PM. The Board will be attending, and will report back to the Membership of their findings. There were surveys sent out the community and 87% were in favor of the Annexation to date.
- A Revision of the Rules were discussed and Matthew made a motion to approve the revisions as stated. Bob seconded it and in favor. A set of these revisions will be mailed out to all residents, and afterwards they will be posted on the Web site as approved i

- ARB's, were discussed in particular unit 9729 Osprey Isles. It was noted that more detailed information was needed prior to approval.
- Signs and Banners were discussed. Bob presented a copy of a mockup of the banner and suggested to post onto the two front FPL poles. The Manger was asked to contact FPL to seek permission to do such. After that is completed, Bob will continue to further work with the sign company on a final proof. Bob made a motion to approve the banner and it being posted on the two front poles pending their permission. Matthew seconded it and all in favor.
- Fences were discussed and it was decided to wait until the Wetlands report comes in with a survey of all the fence locations as well as the current condition of such.
- Camera bids were discussed and it was asked that the bid be revised to not include a license plate camera but rather only three consisting of two looking out onto Northlake at the entrance and one looking the equipment box. This newly revised bid will then be resent out the all bidders and a decision will be made at the next meeting

Legal Council was discussed and since there are ongoing pending litigation only the names of the new council was up for discussion. Matthew made a motion to cancel the current law firm effective immediately. Bob seconded it and all in favor. Matthew also made a motion to approve the new Legal Counsel Mirza, Basulto & Robbins, LLP. Bob seconded it and all in favor.

Open Forum was held and various owners had a chance to speak and ask questions.

Having no further business, Matthew made a motion to adjourn at 7:49pm, Bob seconded it an all in favor.

The next board meeting will be held on Monday August 15, 2016 at 6:30pm