

**Osprey Isles HOA, Inc.**  
**Board Meeting Minutes**  
**December 14, 2015 at 6:00 pm**  
**Sea Breeze CMS, Inc., Mgt Office**  
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Approved as published 1/18/16

1) **Call to order and confirm quorum of the Board**

Quorum obtained at 6:01 pm

Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property.  
Present: Matthew Kamula, Bob Gilbert and Arch Delmarsh in person  
Absent: Mark Morawa and Ramesh Bakhru

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Prior to the meeting getting underway, Mike Guinaugh the project manager for the cemetery next door to Osprey Isles gave a presentation of a mausoleum they want to build. When plans were submitted to the County it was noted that the wording regarding drainage onto Osprey Isles property was a little vague and the County wanted it to be more precise. Mike stated they would pay all costs and provided a proposed drainage easement. Board unanimously approved having Lora Howe review.

2) **Approve minutes of prior board meeting**

Board reviewed prior meeting minutes as of 11/23/15, Bob motioned to approve as published, seconded by Arch and passed unanimously.

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

Arch gave update on financial status as of 11/30/15 Board unanimously approved the financial statements.

4) **Committee Reports:**

**A. Turning Lane Update –**

Site review date set for January 6, 2016

**B. Community Improvements –**

Manager to contact County – how to close out electrical permit as no electrical companies want to help.

**C. Social – Chair Jane Wolff -**

February social – purchase 4 x 100' guage #12 outdoor extension cords.  
Residents to bring dessert to the social.

**D. Community Non-Compliance -**

Sue and the Manager will perform next inspection in January.

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- E. Tennis Court –**  
Arch advised the tennis court needs to be refurbished, he has one bid from Gator Court and working on second bid from Fast Dry.

**5) New, Old & Unfinished Business**

- aa) Paint Policy (including front doors)**  
In process

- bb) Document Amendments**  
Ready to be mailed with 1<sup>st</sup> quarter 2016 bills.

- cc) Front Entry Cameras**  
Board to view area to determine number and location of additional cameras

- dd) Newsletter Content**  
Board to review and send information to Manager to update to mail out with the bills for the 1<sup>st</sup> quarter 2016.

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

- II. Other Business:**

Bob made the motion to define the word "temporary guest" to mean a person may reside in a unit for up to one month with the unit owner present and also residing in the unit at the same time, if the owner is not there the persons in the unit are considered to be tenants. Motion seconded by Arch and passed unanimously.

Board discussed the current condition of the roads in the community and the number, location and style of the speed bumps, to be further reviewed in 2016. Roads need to be seal coated and some patch work, this may change based on possible removal of one or more of the speed humps.

**7) Set next meeting date & motion to adjourn**

Next meeting will be Monday, January 18, 2016 at 6:00 pm. Meeting adjourned at 7:35 pm as per motion made by Bob, seconded by Arch and passed unanimously.