

**Osprey Isles HOA, Inc.**  
**Board Meeting Minutes**  
**March 16, 2015 at 6:00 pm**  
**Sea Breeze CMS, Inc., Mgt Office**  
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APPROVED 4/20/15

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

Quorum obtained at 6:00 pm with Matthew Kamula, Bob Gilbert, Ramesh Bakhru and Arch Delmarsh in attendance. Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property. 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.

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

Arch read the February 2015 financial statements. Allowance for bad debt to be adjusted as higher than amounts owed. Board unanimously approved adjustment and financial statements. Board unanimously approved 2 past due accounts to be turned over to legal for collections.

**4) Committee Reports:**

**A. Turning Lane Update –**

At this time Avenir have not been approved as submitted. The widening of Northlake may be many years away based on project delay. The County sent a memo back in 2011 with a rough cost estimate to put in the turn lane noting when Northlake is widened the turn lane would go and if Osprey wanted it replaced they would have to sign paperwork giving the area needed over to the County. Arch offered to help with this project to keep it moving.

**B. Irrigation Water usage –**

Water is currently running everyday to establish the new plants. Manager and Ramesh to meet with Preston to view the irrigation system and see if we can save some money on the watering.

Board reviewed proposals for the irrigation water source. Bob motioned to use Wooster Well Drilling and to suspend the city water not shut off in case any issues with the wells and we need to revert back to city water. Wells may need to go deeper 120-125 feet, Manager to check with Wooster and obtain price per home as not included in the bid and price to go to 125'. Motion seconded by Arch and passed unanimously.

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**C. Community Improvements –**

Landscaping – Chair Sue McClellan:

Plants have been installed; mulch to be installed next week.

**D. Social – Chair Jane Wolff:**

Event set for Saturday, April 25<sup>th</sup> from noon to 3:00 pm. Event to include tent, tables, chairs, DJ. Budget for 100 people for the catering. All persons attending to sign in and receive lunch tickets. Ask attendees to bring a dessert.

**E. Fine Appeal Committee:**

Volunteers were solicited. Bob motioned to approve Mark Minter, Bob DeFranco and Modeline Gaspard to serve at the pleasure of the Board as the Fine Appeal Committee. Motion seconded by Arch and passed unanimously.

**F. Entry Way Cameras:**

Bids received and to be reviewed for recommendations on vendor at the next meeting.

**G. Playground Improvements:**

Board discussed various options. Matthew to check with legal counsel about adding a sign such as “Play at your own risk.” Board discussed option of replacing mulch with sand and asked for an estimate and if it met code.

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

**aa) Golf Balls from the Golf Course Next Door**

Survey results were distributed to the board. Matthew to get together with Max from the County and write up the proper paperwork on how to resolve. Bob De Franco to revise his PowerPoint presentation and give to Matthew.

**bb) Document Amendments**

Review of survey results needed to determine interest in pursuing this.

**cc) Survey Results**

Board to review the results.

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**6) ARB's & Other Business**

- I. **ARB requests as may be pending –**  
Pool approved but not the wire fence. Landscaping approved.
  
- II. **Other business as may properly come before the board**
  - A) Board requested bids for common area cleaning including sidewalks, the park and front year with a multi-year contract. Ask for separate bids to clean owner's roofs and driveways with owners paying for this work.

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

Next meeting will be Monday, April 20, 2015 at 6:00 pm. There being no further business Bob motioned to adjourn at 8:10 pm, seconded by Arch and passed unanimously.