

Osprey Isles HOA, Inc.
Board Meeting Minutes
June 22, 2015 at 6:00 pm
Sea Breeze CMS, Inc., Mgt Office
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APPROVED 7/20/15

1) Call to order and confirm quorum of the Board

Quorum obtained at 6:04 pm with Matthew Kamula, Bob Gilbert, Mark Morawa and Arch Delmarsh in attendance. Notice of the meeting was posted a minimum of 48 hours prior on Osprey Isles property. Absent: Ramesh Bakhru.

2) Approve minutes of prior board meeting

Board reviewed prior meeting minutes, Bob motioned to approve with the correction to note Bob De Franco's full name so as not to confuse with the board member and add the word landscaping to 5aa, seconded by Mark and passed unanimously.

3) Financial reports & past due accounts

Arch read the May 2015 financial statements. Board unanimously approved the financial statements. Past due accounts were discussed.

4) Committee Reports:

A. Turning Lane Update –

Liz & Arch met, they have requested an updated quote of cost for the work, quote will be forwarded to the Board when received. Mark spoke with an Avenir representative who stated their project is many years down the road.

B. Irrigation Water usage –

SFWMD approved their permit, now Wooster to obtain their permit approval.

C. Community Improvements –

Bob motioned to use Eko Construction for the entry wall repairs, lights & sign install. Seconded by Mark and passed unanimously.

Landscaping – Chair Sue McClellan:

Board reviewed bids from Property Works for landscape maintenance at entrance and back island. Bob motioned to approve the work provided under \$1,100.00 and for Sue to get with Preston to review, seconded by Mark and passed unanimously.

Property Works also gave a proposal to trim the palms and hardwoods. Arch motioned to approve trimming of the palms for \$24.00 each, actual count will be known after Mark offered to count the palms, seconded by Bob and passed unanimously.

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D. Social – Chair Jane Wolff:
Weather too hot at this time.

E. Fine Appeal Committee:
No new fines at this time

NOTE: Mark had to leave at this time, quorum still in place, meeting continued.

F. Entry Way Cameras:
Board requested a sketch from All Angles as to where the cameras would be placed.

5) New, Old & Unfinished Business

aa) Golf Balls from the Golf Course Next Door
Manager and Bob DeFranco to meet with committee member for Palm Beach Gardens Planning and Zoning.

bb) Document Amendments
Letter mailed to all owners regarding the proposed amendment. Board requested price from the attorney for the amendment.

cc) Parking at Tennis Courts & Stub Lane
Board discussed various options.

dd) Electrical Panel Repair by Front Entry Wall
Board requested proposals be sent to them again for review

ee) Pressure Cleaning Common Areas 2 Times per Year
Bob motioned to use Hancock requesting that the work be performed now and again in November & to include the decorative rocks, seconded by Arch and passed unanimously.

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

7) Set next meeting date & motion to adjourn

Next meeting will be Monday, July 20, 2015 at 6:00 pm. Meeting adjourned at 8:06 pm as per motion made by Bob, seconded by Arch and passed unanimously.