

Osprey Isles HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Community Management Services
4227 Northlake Boulevard
Palm Beach Gardens, FL 33410
DECEMBER 4, 2017
OFFICIAL MINUTES

APPROVED

The meeting was called to order at 6:12 pm by Matthew Kamula, President.
Directors Present: Matthew Kamula, Bob Gilbert, Arch Delmarsh, Debra Flynn
Directors Absent: Carl Chandler
Management Present: Laura Carlisle, LCAM Sea Breeze CMS.

Matthew Kamula reminded residents that they may record the meeting but must notify all present that they are recording.
No members were recording the meeting.

The Board reviewed the minutes of the September 18, 2017 Board of Directors Meeting.
MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve the minutes as submitted as submitted from the September 18, 2017 Board of Directors meeting. The motion carried 4 to 0.

Arch Delmarsh gave the financial report from the October 31, 2017 Financials.

No news was provided on Avenir/Turn Lane/ Rehab Facility. We may have more information after the holidays.

The Board reviewed the Landscape Scope of Work. The Board will continue to review and submit their comments in before the end of they year.

There are still issues with the FPL Lights. Osprey Isles is continuing to put in troubleshoot notices into FPL. The Board urged owners to also submit their complaints as well.

The Board discussed the schedule for the Bar-B-Que and have tentatively scheduled it for February 11. Sea Breeze is working to update their email list and will create an RSVP for the picnic.

The Board discussed the 2018 Budget. The Board agreed that the 2018 Budget is not in need of an increase but can definitely see that an increase will be required for 2019. Management will draft some notices to go out to the community so that they are aware.

MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve the 2018 Budget at \$700 per quarter per home. The motion carried 4-0.

The Board reviewed the violations. Four have received the maximum amount of violations and have not complied. They are as follows:

9525 Osprey Isles Blvd – mulch

9525 Osprey Isles Blvd – Hedges

11242 Osprey Lake – Corbels

11171 Osprey Lake – More than 2 cars in Driveway.

MOTION: Bob Gilbert made a motion seconded by Debra Flynn to approve fines on 9525 for Mulch and hedges, 11242 for corbels and 11171 for excess vehicles on driveway. The fines will be \$100 per day up to \$1000 per violation. The motion carried 4-0.

The board reviewed the proposals to paint the picnic table.

MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve PRF to paint the picnic table for \$325.00. The motion carried 4-0.

Laura Carlisle gave an update on the Managers Report.

The Board opened the floor to the owners.

There being no further business the meeting was adjourned at 7:06 pm.