

Osprey Isles HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Community Management Services
4227 Northlake Boulevard
Palm Beach Gardens, FL 33410
January 15, 2018
OFFICIAL MINUTES

APPROVED

The meeting was called to order at 6:00 pm by Matthew Kamula, President.
Directors Present: Matthew Kamula, Bob Gilbert, Arch Delmarsh, Carl Chandler
Directors Absent: Debra Flynn
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. Carl Chandler stated that he would not be recording the meeting and began recording at approximately 8:00 PM.

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

Arch Delmarsh gave the financial report from the November 30, 2017 Financials.

No news was provided on Avenir/Turn Lane/ Rehab Facility. Matthew Kamula will reach out to the parties.

Sue McClellan gave an update on the landscaping. The Board made notes on the scope of work. This will be reviewed and amended.

Jane Wolff presented bids to the Board from the catering company and A All Star for the 2018 Picnic. The cost A All Star is \$1720 and the Catering company is \$2388 which is estimated to serve 150 guests. Bob Gilbert stated that he would order a sign for the entrance that could be used multiple times and urged that better advertisements be used throughout the community to announce the 2018 Picnic. Management will send weekly reminders to the residents and Jane Wolff volunteered to put up door hangers.

MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve the catering contract for \$2,388. The motion carried 4-0.

MOTION: Bob Gilbert made a motion seconded by Carl Chandler to approve the A All Star Contract for \$1720. The motion carried 4-0.

The Board discussed the Garage Sale date. It was suggested that the Garage Sale take place on March 10th from 8am to 1pm.

Matthew Kamula discussed the recommendations that the Board would like to bring to the attorney so that a draft can be started.

The Board reviewed the Architectural Applications.

The Board discussed the fine process. If an owner does not comply after a fine has been issued then the issue must go the attorney for compliance.

Management presented violations that still have not complied and are ready to appear before the fine committee. They are as follows:

9636 – Flower Beds

9726 – Driveway

9726 – Flower Beds

11250 – Door needs to be painted.

MOTION: Matthew Kamula made a motion seconded by Carl Chandler to fine the above violations \$100.00 per day up to \$1,000.00. The motion carried 4-0.

The Board reviewed the proposal for \$583 to replace the sod that was damaged by another owner. The owner that ran off the road will have to reimburse the association the cost for the repair.

The Board reviewed the proposals for the restriping and decided to table the work and educate the community on upcoming expenses.

The Board reviewed the file from the incident where an owner's daughter drove through the gate and still has not paid for the repair. The Board asked management to send the file to legal counsel so that a demand letter can be sent

The Board reviewed the proposal from the gate company for a Click2Enter system. MOTION: Bob Gilbert made a motion seconded by Arch Delmarsh to approve the proposal for the Click2Enter System on the gate but not to exceed \$1750. The motion carried 4-0.

Laura Carlisle gave an update on the Managers Report.

The Board opened the floor to the owners.

The next Board Meeting will be March 19th.

There being no further business the meeting was adjourned at 8:10 pm.