

Osprey Isles HOA, Inc.  
BOARD OF DIRECTORS MEETING  
PLACE: Sea Breeze Community Management Services  
4227 Northlake Boulevard  
Palm Beach Gardens, FL 33410  
March 19, 2018  
OFFICIAL MINUTES

The meeting was called to order at 6:00 pm by Matthew Kamula, President.

Directors Present: Matthew Kamula, Bob Gilbert, Arch Delmarsh, Carl Chandler and Debra Flynn

Directors Absent: None

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. Bob Gilbert stated that he may record.

The Board reviewed the minutes of the December 4, 2017 Organizational Meeting and the January 15<sup>th</sup> Board of Directors Meeting.

MOTION: Carl Chandler made a motion seconded by Arch Delmarsh to approve the minutes from the December 4, 2017 Organizational Meeting and the January 15<sup>th</sup> Board of Directors Meeting with Changes. The motion carried 5 to 0.

Arch Delmarsh gave the financial report from the February 2018 Financials.

Matthew Kamula gave an update on Avenir/Turn Lane/ Rehab Facility.

Sue McClellan gave an update on the landscaping. Sue is working on updating the plant list and provide guidelines for the removal of trees.

The Board discussed the garage sale that took place in the community.

Laura Carlisle went over the managers report. The Board asked that all proposals be attached to the managers report.

The Board reviewed the bids on the pressure cleaning and asked that they all include the water and the tennis court. Each bid must be match each other. When the bids are completed then the Board will review them.

The Board discussed the speed bumps that need to be removed. Matthew met with a contractor who suggested tampering the bumps down. Management is working on getting information from the original contractor that installed them.

The Board discussed the Gate. The Board spent over \$20,000 in 2 years on the gate. Bob Gilbert suggested that the Board begin replacing the rest of the operators at the entrance this year and then next year replace the four operators on the exit gates. Management will seek proposals for the three operators on the entrance.

The Board discussed the proposals for the janitorial/maintenance to the community.

MOTION: Bob Gilbert made a motion seconded by Debra Flynn to continue with the current contract with PRF Services. The motion carried 5-0.

Matthew Kamula gave an update on Tappit Technology which can provide the association with an app that can give information to the community.

The Board discussed the Architectural Applications that are coming into the community. The Board asked management to provide weekly updates that includes bids, applications and other matters with weekly follow-ups to the Board. Three Board members must approve the application.

The Board received several complaints about dogs not being picked up after. The Board discussed the need to register pets, letters to go out to the community, DNA testing, cameras, amending the documents. The Board will consider their options.

Management gave an update on the remaining gate strikes in the community. The Mercury and the Aston Martin have not been resolved through Sea Breeze.

MOTION: Bob Gilbert made a motion seconded by Matthew Kamula to send the matter to legal counsel. The motion carried 5-0.

The Board discussed the newsletter and asked that the following topics be included in the newsletter.

- Educate on the increase of reserves
- Deferred Maintenance
- Capital Improvements
- Storm Prep
- Landscape Corner
- Gate Update
- Speed Bumps
- Town Hall

The Board will discuss dates for the next Town Hall Meeting and finalize the newsletter at the next meeting.

The Board asked management to seek proposals for a community wide irrigation system using common area pumps/wells.

The Annual Report Filing is due. The attorney stated that they will file the report for the association for a fee.

MOTION: Carl Chandler made a motion seconded by Debra Flynn to have the attorney file the annual report. The motion carried 5-0.

The Board reviewed the compilation report. The Board will email their questions to management for the CPA to answer.

The Board reviewed the homes and the violations that are ready to go to the fining committee. They are as follows:

- a. 9349 – Bare Beds
- b. 9485 – Bare Beds
- c. 9558 – Bare Beds
- d. 9636- Bare Beds
- e. 9726 – Dirty Driveway
- f. 9726 – Bare Beds
- g. 11203 – Bare Beds
- h. 11250 – Wrong Door Color
- i. 11250 – Bare Beds

MOTION: Bob Gilbert made a motion to move forward with the fines on all the violations and to fine each

violation \$100 a day up to \$1,000. The motion carried 5-0.

AT&T and Hotwire were present to give information on what they can offer the association on the bulk contract.

The Board opened the floor to the owners.

The next Board Meeting will be May 21<sup>st</sup>.

There being no further business the meeting was adjourned at 9:03 pm.