

Osprey Isles HOA, Inc.  
BOARD OF DIRECTORS MEETING  
PLACE: Sea Breeze Community Management Services  
4227 Northlake Boulevard  
Palm Beach Gardens, FL 33410  
November 27, 2018  
OFFICIAL MINUTES

The meeting was called to order at 6:01 pm by Matthew Kamula, President.

Directors Present: Matthew Kamula, Bob Gilbert, Arch Delmarsh, Carl Chandler and Debra Flynn (left at 7:00 pm)

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. No one was recording the meeting.

The Board reviewed the minutes of the August 29, 2018, September 25, 2018, October 17, 2018 and the October 29, 2018 Board of Directors Meeting.

MOTION: Bob Gilbert made a motion seconded by Arch Delmarch to approve the minutes from the August 29, 2018 Board of Directors Meeting with changes. The motion carried 5 to 0.

MOTION: Bob Gilbert made a motion seconded by Carl Chandler to approve the minutes from the September 25, 2018 Board of Directors Meeting with changes. The motion carried 5 to 0.

MOTION: Bob Gilbert made a motion seconded by Carl Chandler to approve the minutes from the October 17, 2018 Board of Directors Organizational Meeting with changes. The motion carried 5 to 0.

MOTION: Bob Gilbert made a motion seconded by Carl Chandler to approve the October 29, 2018 Board of Directors Meeting. The motion carried 5 to 0.

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

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

Laura Carlisle gave an update on the Community Improvements and Maintenance. Management has submitted bid requests to the landscaper to get proposals to present to the Board.

Bob Gilbert gave an update on the speed bumps. Once the vendor has the supplies for the speed bump removal project will begin.

Jane Wolff has coordinated with the Dancing Crane for the Town Hall meeting. The BBQ will be scheduled in February

Management presented a proposal to repair the pedestrian gate at the entrance. The Board has asked management to provide clarification on the work for \$595.

Property Works has submitted proposals to replace plants at the entrance. The Board asked if the maintenance company could help with the plant replacement. Management will ask PRF Services to see they can do plant replacement.

Mr. & Mrs. Becker notified the association that their backflow preventative device was leaking and they believe was caused by the irrigation company. The Board noted that the location of the leak is a common issue usually caused by age. If the owners have evidence than they can submit it to Property

Works.

Some of the cameras are failing on the property and need to be replaced. The camera company recommends that the Board replace the camera #6. To replace with the current camera the cost is \$373.43. The camera company recommends that the association purchase the LPR (license plate reader) bullet camera for \$449.40. Board asked to have management double check that the bullet camera will have enough definition to capture the tags.

MOTION: Bob Gilbert made a motion seconded by Carl Chandler to approve the proposals for a new camera not to exceed \$450.00 and to determine which camera is better based on the vendors input on exit License Plate camera. The motion carried 5-0.

The Board reviewed the revised plant list from the Landscape Committee and made some suggestions. Management will add to the website.

The Board discussed the landscaping of the community and reviewed the Landscape Scope of Work to request bids from vendors.

The Board reviewed the Budget and agreed to table the approval of the Budget for the meeting on December 13<sup>th</sup>.

There being no further business the meeting was adjourned at 8:21 pm.