

OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that the 2020 Annual Membership Meeting will be held at the date, time and place posted below:

AGENDA

DATE: Wednesday, October 28, 2020

TIME: 6:30 PM

VIA: Zoom

Join Zoom Meeting

<https://zoom.us/j/99759401598?pwd=NTVETDRWeDZRa2lwMVRSdIJjNmRVUT09>

Meeting ID: 997 5940 1598 Passcode: 152256
or Dial in 1+646-558-8656

1. Determination of Chairman of the meeting
2. Calling of the roll and certifying of proxies
3. Proof of notice of meeting
4. Approval of the Previous Minutes / disposal of any unapproved minutes
5. Reports of directors, officers or committees
 - 2019/20 Accomplishments
6. Announcement of the 2020/21 Board of Directors
7. Homeowner Comments
8. Unfinished / New Business
 - Carry over vote and Proxy for quorum **ENCLOSED**
 - Proposed Amendment vote **ENCLOSED.**
9. Adjournment

There are two (2) board seats available. We have received three (3) candidate intent forms and or information sheets; Trevor Evans, Earl Johnson and Jason Wilson. ***Therefore, a ballot election is required. A ballot is enclosed with this mailer. Please only vote for up to two people.*** (Bill Alger, Vickie Evans and Jordan Graeff remain on the 20/21 Board of directors with terms expiring October 2021.)

~Immediately following the Annual Membership Meeting will be the Organizational Meeting to appoint Officers to the Board of Directors~

ORGANIZATIONAL BOARD OF DIRECTORS

AGENDA

1. Call to Order and Establish a Quorum is present
2. Acknowledge Posting of Notice
3. New Business
 - Appointment of Officers and Update Bank Signature Cards
 - Review and Approve the 2021 Budget
4. Next Meeting Date and Adjournment

Trevor Evans

I have lived in Osprey Landing since purchasing my home early in 2017. It has been a pleasure to watch the community develop from the ground up.

During my term as board president, I have worked with the board members to find ways to lower our costs. These included contracting with a different landscaping firm and working with members of our community to put down new mulch in our common areas. These cost cutting measures enabled the board to reduce our quarterly HOA dues from \$390 per quarter to \$297 per quarter.

In addition, I have worked closely with the board to get community members involved in helping with the management ongoing of community matters.

None of this could have been possible without your support and that of the other board members, including Jason Wilson.

I would appreciate your voting for me as we continue to make this community a great place to live.

Osprey Landing Master Homeowners Association, Inc.

NOTICE IS HEREBY GIVEN that the 2020 Membership Meeting and Election of Directors will be held at the date, time and place posted below:

DATE: Wednesday, October 28th, 2020
TIME: 6:30PM (Sign In 6pm)
PLACE: ZOOM

BALLOT

BOARD OF DIRECTORS ELECTION BALLOT

There are two Board Seats Available.
Please mark or write-in only 2 names.

(Floor Nominations WILL NOT be taken at the meeting)

Trevor Evans _____

Earl Johnson _____

Jason Wilson _____

Write In: _____

Write In: _____

Write In: _____

EMAIL BALLOT TO NICOLE@SUNSTATEMANAGEMENT.COM
Or mail to Sunstate Management Group, P.O. Box 18809, Sarasota, Florida 34276
Must be received by 10/26/20

Please print name: _____

Address: _____

OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.

LIMITED PROXY FORM

Directions: Please fill out this limited proxy form and mail it to **Sunstate Association Management Group at P.O. Box 18809, Sarasota, Florida 34276**. You may also email it to nicole@sunstatemanagement.com. Only one homeowner needs to sign. Do not fill out the Substitution of Proxy Holder form. Your proxy holder will need to fill it out if he or she cannot attend the meeting.

The Limited proxy for OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC., the undersigned owner of Osprey Landing Master HOA, who resides at _____ (Your address here) in **OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.**, as a member of the **OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.**, hereby designates and appoints Mr. /Ms. _____, as my Proxy holder to attend and vote as described herein at the annual meeting of the members of the **OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.** Currently scheduled via Zoom. If left blank, I appoint Trevor Evans, Chairman of the Association, as my Proxy. The Proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution. The Proxy holder's authority is limited as indicated below:

LIMITED POWERS: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

CARRYOVER: Any excess of Membership Income over Membership Expenses for the year ended December 31, 2020, as defined in IRC Sec 277 shall be applied against the subsequent tax year members' assessments (operating or reserve) as provided by IRS Revenue Ruling 70-064. (If not carried forward the excess would be subject to Corporate Income Tax.) The Board recommends you vote FOR the carryover.

A check in the "YES" box means that you are in favor of the carryover. A check in the "NO" box means that you are opposed to the carryover. YES _____ NO _____

Date: _____

Signature of Homeowner

Print your name here: _____

Print your address here: _____

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Substitution of Proxy Holder

(Do not fill out the substitution of proxy form. That will only be filled out if your proxy cannot attend.)

The undersigned, appointed as proxy holder above, designates _____ to substitute for me in voting the proxy as set forth above.

Signature of proxy holder

Date: _____

THIS PROXY IS REVOCABLE BY THE HOMEOWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETINGS FOR WHICH IT WAS GIVEN.

LIMITED PROXY/BALLOT

Unless I attend the meeting in person and use this as my ballot, the undersigned hereby appoints the President, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association of the Board of Directors, with full power of substitution, as my proxy holder to attend the Special Meeting of Members of Osprey Landing Master Homeowners Association Inc. to be held on Wednesday, October 28, 2020 via Zoom, and any adjournment or adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent (general powers) that I would if personally present, with full power of written substitution, except that my proxy holder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND HEREBY INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

NOTE: Your Board of Directors recommends a YES, FOR vote to approve the proposed amendment to Declaration of Covenants, Conditions and Restrictions for Osprey Landing (hereinafter "Declaration")

PROPOSED AMENDMENT TO ARTICLE III OF THE DECLARATION: Should the Declaration be amended to provide that each Lot has its own metered irrigation system which the Lot Owner is responsible for payment? See the enclosed amendment.

_____ **YES, FOR** _____ **NO, AGAINST**

DATED this _____ day of _____, 2020.

Lot #/Street Address: _____

OWNERS (or all owners of the lot or that owner designated on the voting certificate, if applicable)

Name (print) _____ Signed _____

Name (print) _____ Signed _____

THIS PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

PROPOSED AMENDMENT

TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSPREY LANDING

EXPLANATION: The Declaration of the Association currently requires the Association to pay for irrigation as a Common Expense (as defined in the Declaration). However, the actual construction and metering was not provided for in the Declaration and the proposed amendment stated below ensures the Declaration will be consistent with construction and metering of irrigation within Osprey Landing, which is that each Lot Owner is responsible for his or her Lot irrigation costs. The proposed amendment also eliminates obsolete developer language.

[Underlined text indicates new inserted text. Stricken text indicates deleted text.]

ARTICLE III: PROPERTY RIGHTS, EASEMENTS AND RESTRICTIONS

~~3.12.1.4 — Irrigation Water. Each Lot shall be provided water via a private system within the Community. The Association shall pay the charges for water and shall include the costs therefor in its General Assessments to each Lot Owner.~~

3.12.1.5 Irrigation.

3.12.1.5.1 Each Lot shall be required to have an automated lawn irrigation system with automated timers (the "Lot Irrigation System"). The Lot Irrigation System shall be maintained and repaired by each Lot Owner, including any well(s) and pump(s) associated with the Lot Irrigation System. Each Lot Owner shall be responsible for the payment of expenses incurred by their Lot Irrigation System as recorded by their irrigation meter.

~~3.12.1.5.2 It shall be the responsibility of each Lot Owner at the time of construction of a building, residence or structure, to comply with the requirements, if any, of the Public Works Department of Manatee County to have the ability to connect into any system for reclaimed effluent irrigation which may be installed now or in the future. If a reclaimed effluent irrigation system is installed now or in the future, the Association reserves the right to construct such system via one master meter, in which case the Association shall pay the charges for reclaimed water. If required by the County, each Lot Owner shall install an effluent meter, backflow preventer and such other equipment required for connection to the Lot Irrigation System.~~

~~3.12.1.5.3 For so long as Declarant and its successors and assigns owns any real property in or adjacent to the Community, no amendment or modification to this Section shall be effective without the express prior written consent of Declarant or its successors or assigns.~~