

OSPREY LANDING HOMEOWNERS' ASSOCIATION, INC.

APPROVED TURNOVER MINUTES

DATE: Tuesday, July 31, 2018
TIME: 3PM
PLACE: Manatee East Fire Station #5
15015 59th Ave. E. Bradenton, FL 34211

CALL TO ORDER: Nicole Banks called the meeting to order at 3pm.

PROOF OF NOTICE: The agenda was mailed to each owner as required according to FL Statute 720 and the Association Bylaws.

QUORUM: A membership quorum was established.

TURNOVER RESIGNATIONS FROM DECLARANT BOARD OF DIRECTORS

- Matt Koratich of Lennar reviewed and turned over the following documents as required.
 - Deeds
 - CC&Rs
 - Articles of Incorporation
 - Bylaws
 - Meeting Minutes
 - Books and Records (available at Sunstate Management office)
 - Resignation of the Developer of Board of Directors
 - Financials Statements
 - Bank Signature Cards
 - No Tangible Property
 - Contracts
 - Vendor List
 - Insurance Policy
 - SWFWMD Permit
 - Applicable Warranties (www.lennar.com to file claim on personal property)
 - Owner Roster
 - Turnover Audit (Ordered and will be performed- Hafer CPA, check for GAP and establish deficient funding)

OWNER COMMENTS:

- Owners asked if the road bond has been replaced.
- The land department, the engineer and county will address the drainage concerns. Matt will provide the developer of record.
- Clint Rimer of Manatee County Storm Water Management has been onsite and is pursuing this repair with the engineer and within the bond in place.
- The bridge wash out is also a concern.

BOARD OF DIRECTORS:

- Earl Johnson withdrew his intent and will not serve on the board.
- Patrick Lavin and Trevor Evans are the board of directors.

ADJOURNMENT:

- With no further business to discussed Matt adjourned the meeting at 3:25pm.

Prepared by:

Nicole Banks, CAM

Sunstate Management