

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

DATE: Tuesday, January 22, 2019
TIME: 7:15PM
PLACE: Manatee Fire Station #5 59th Ave. E. Bradenton
BOARD OF DIRECTORS MINUTES

Call the meeting to order: Trevor Evans called the meeting to order at 7:15pm.

Proof of Notice: Trevor posted the notice on the property notice board on Saturday. 48 hours in advance of the meeting.

Determination of a quorum: Present were Committee Members Trevor Evans, Vickie Evans, Jordan Graeff, Jason Wilson and Rachel Vasquez. Also, present was Nicole Banks of Sunstate Management.

Minutes: MOTION made by Jordan, seconded by Rachel to approve the October 3, 2018 meeting minutes as presented. MOTION passed unanimously.

MOTION made by Rachel, seconded by Jordan to approve the October 12, 2018 Board meeting minutes as presented. MOTION passed unanimously.

MOTION made by Jordan, seconded by Jason to approve the November 26, 2018 meeting minutes as presented. MOTION passed unanimously.

MOTION made by Jason, seconded by to approve the November 6, 2018 meeting minutes as presented. MOTION passed unanimously.

Unfinished Business:

Bridge Repair- This repair was completed on 12/10/18. It passed the county inspection. Nicole will send the board the emergency meeting minutes regarding the

Pond Breach Repair- This repair was completed 1/10/19.

Signs at the Gazebo- A sign for the pond "No Swimming. Alligators May Be Present." was discussed. A sign for the gazebo area "No Parking. No Trespassing." "For Resident Use Only." was discussed. Nicole will send the board proofs to review and approve.

Management Report:

Compliance- Refer to New Business. **LOT 4** has a renter and no application is on file.

Account Receivable- The report was reviewed. Late notices will be sent with late fee after 1/31/19. One LOT is over 90 days past due and with the attorney for collections.

New Business:

Compliance Procedure & Fining Policy- The process outline was discussed aloud. MOTION made by Jordan, seconded by Rachel to approve Resolution 2019-01. MOTION passed unanimously.

Sales & Rental Applications, Process & Fees, Capital Contribution- **MOTION** made by Rachel, seconded by Jason to approve a \$100 lease (rental) application fee per person over 18 years of age. MOTION passed unanimously. The sales application will remain at NO CHARGE. **MOTION** made by Jason, seconded by Vickie to approve the \$400 capital contribution for sales and resales. MOTION passed unanimously.

MRTA- The board considered preserving the documents.

Establishing Regular Meeting Dates- 4th Tuesday of the month on a bi-monthly schedule. Next meeting will be held on March 26th at 6:30pm.

Website- \$250 set up fee. \$25 monthly.

Restitution- Reference Section 4.7 for **LOT 18**

Fining Committee- **MOTION** made by Jordan, seconded by Rachel to appoint Jason Burchett to the fining committee. **MOTION** made by Jason, seconded by Jordan to appoint Eduardo Ospina to the fining committee. **MOTION** made by Rachel, seconded by Vickie to appoint Julia Langei to the fining committee. MOTIONS passed unanimously.

Letter to Homeowners: The document will be sent to owners.

Homeowner Comments:

Earl questioned if street parking will be enforced.

Earl questioned if screen enclosures are permitted to be blocked off.

Earl commented that planters are being installed in front of homes.

Earl questioned if gardens in the back yard is permitted.

Next Meeting: Tuesday, March 26, 2019 at 6:30pm.

Adjournment: With no further business to discuss, Trevor adjourned the meeting at 8:35pm.

Prepared by:

Nicole Banks, CAM

For the Board of Directors