

# OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

Wednesday July 29, 2020 at 6:30PM

#### Zoom Meeting

1. Call the meeting to Order: The meeting was called to order at 6:33pm.
2. Proof of Notice: Notice was posted in accordance with FL ST 720 and association's documents.
3. Establish a Quorum: A quorum was established with all five board members present; Trevor Evans, Jordan Graeff, Jason Wilson, Vickie Evans, and Bill Alger.
4. Approval of the Previous Minutes – April 22, 2020 **MOTION** made by Jordan, seconded by Bill to approve the meeting minutes as presented. MOTION passed unanimously.
5. Presidents Report
  - Thanked everyone for attending.
  - Since the last meeting, we have had a lot of rain, raising water levels. There is erosion on the east side of the berm. There was not a breach from the 2018 repair.
  - Thanks, Jason Burchett, for his hard work in the community. Jason has sold his home.
  - Thanks to Susan Glass for creating a color palette and Earl Johnson for digitizing the color palette. This is posted on the website.
6. Treasurers Report – June 30, 2020 Financial Statements
  - Vickie reported from the financial statements.
  - Owners over 90 days past due are sent over to the attorney for collections.
7. Committee Reports
  - ARC- this committee meets as requests are received. Recently a shed was approved. There is a walkway which was denied, which will be reviewed by the Board.
8. Unfinished Business
  - Giddens Land Development- No new update.
  - Sign Board – MOTION made by Jason, seconded by Jordan to approve the sign board purchase. MOTION passed unanimously.
9. New Business
  - Nominate Fining Committee Member – Luis Tejeda has volunteered for this position. **MOTION** made by Trevor, seconded by Vickie to appoint Luis to the fining committee. Jason Burchett is not longer on the committee as he has sold his home. MOTION passed unanimously.
  - Bid from GHS Environmental- **MOTION** made by Jordan, seconded by Jason to approve GHS Environmental bid to treat Gates Creek North to South . MOTION passed unanimously.
  - 11512 11<sup>th</sup> Ave E – Request to Appeal to the Board- The owner was not present for the meeting. Currently the front yard landscaping was not approved. As of today, materials are being added to the previously approved gazebo. The additions were not approved. **MOTION** made by Trevor, seconded by Jordan to have the attorney send the homeowner a communication outlining the ARC process and regulations. MOTION passed unanimously. MOTION made by Jordan, seconded by Vickie to deny the request to appeal to the Board for the walkway previously denied by the ARC. MOTION passed unanimously. The Board will adopt verbiage as recommended by the ARC to establish at 42-inch green space between a walkway and driveway (including any extension).

- Front landscaping plants- The Board is in favor of reviewing proposals from Brightview to add color to the monument areas. Nicole will reach out to Diego at Brightview. Trevor will meet with Diego.
- Tree behind lift station committee to trim- Trevor would like the Board to appoint a committee of volunteers to work on this area. Trevor, Bill, and Jason will join the committee. This is unanimously approved by the Board.
- Common area sod and Pond Berm Sod- The Board is in favor of reviewing proposals from Brightview to replace sod in certain areas. Nicole will reach out to Diego at Brightview. Trevor or Jason will meet with Diego. Brightview will inspect the irrigation system.
- Dead / Sick Oak Tree along 117<sup>th</sup> – Nicole will obtain two quotes.
- Assessment of Fines- The Board reviewed the compliance report.
  - i. 11525 11<sup>th</sup> Ave. MOTION made by Jordan, seconded by Vickie to refer this address to the fining committee. MOTION passed unanimously.
  - ii. 11512 11<sup>th</sup> Ave. MOTION made by Jordan, seconded by Jason to refer this address to the fining committee. MOTION passed unanimously.
  - iii. 1103 116<sup>th</sup> St. – already fined.
  - iv. 1029 116<sup>th</sup> St. – need timeframe for sod replacement.

10. Homeowner Comments

- Earl Johnson commented that there may have been a leak that killed the grass.
- Earl Johnson commented that 11521 11<sup>th</sup> Ave. removed a tree without approval.
- Susan Glass asked with the ARC decided there could be a walkway or extended driveway. It was confirmed that it is not an either or but rather it needs to have a minimum of 42-inch green space and design ARC approved.

11. Next Meeting Date: Board of Directors 2021 Budget Meeting and Annual Membership Meeting on October 28<sup>th</sup> at 6:30pm, Location TBD

12. Adjournment: With no further business to discuss, the meeting adjourned at 7:31pm.

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*Respectfully Submitted by  
Nicole Banks For the Board of Directors*