

OSPREY LANDING MASTER **HOMEOWNERS' ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, July 28, 2021, at 6:30pm via Zoom

1. **Call the meeting to Order:** The meeting was called to order at 6:33pm.
2. **Proof of Notice:** Proof of notice was posted in accordance with FL ST 720 and the association's bylaws.
3. **Establish a Quorum:** A quorum was established with the following board members present; Trevor Evans, Bill Alger, Jason Wilson, and Vickie Evans.
4. **Appointments / Resignations: MOTION** made by Trevor, seconded by Jason to appoint Bryan Johns to the fining committee. MOTION passed unanimously. **MOTION** made by Trevor, seconded by Vickie to appoint Trevor Evans, Vickie Evans, Jason Wilson, and Julia Langei to the ARC committee. Bill Alger will continue as Chair. Susan Glass will remain on the committee. MOTION passed unanimously.
5. **Approval of the Previous Minutes: April 28, 2021, MOTION** made by Jason, seconded by Vickie to approve as presented. MOTION passed unanimously.
6. **Presidents Report:**
 - Landscaping at entrances has been completed.
 - Sod on common areas have been replaced.
 - Dirt fill and sod added to the berm.
 - Light added near mailboxes.
 - Two light bulbs on monument entrances will be replaced.
7. **Treasurers Report:** June 30, 2021, Financial Statements
 - *Nicole will follow up with Vickie, regarding electronic viewing access.*
8. **Committee Reports:** See New Business.
9. **Unfinished Business**
 - Common Area Improvements: County Grant Funding: The Board will suggest projects for this grant.
 - Front Entrance Landscaping: Completed. The Board noted that the juniper is not doing well. Mulch to replace the juniper was discussed. Nicole will obtain a quote to remove the juniper and replace with mulch that the association already has on hand.
 - ARC / Screen Doors: The Board discussed updating the governing documents. A proposed amendment(s) will be prepared by the attorney and included in the mailer for the October Annual Meeting. Allowing screen doors and removal of the gazebo were mentioned.
 - Compliance / Parking Issues: This is enforced. 1029 116th has up to nine vehicles at their home. The limit is 3 vehicles parked outside of the garage. 11545 11th Ave has been observed violating the parking rules. Trevor suggested a map to clarify the parking rules. 11545 11th Ave recycle bins (filled with yard waste) need to be put away.

New Business:

- Nicole will obtain a quote for sealing the bridge.
- Artificial Turf was discussed. Guidelines will be researched. This will continue as a next meeting agenda item.
- Off Duty Sheriff: Nicole will follow up on shifts.

10. Homeowner Comments

- Earl noted weed control issues and sprinkler head to be repaired. Nicole will contact Brightview.
- Earl commented that the solar light is not working well.
- Pest waste pick up is still a concern. Nicole will post a reminder in the bulletin board and send an email communication reminder.

11. **Next Meeting Date:** Wednesday, October 27th (Board Budget and Annual Membership) Meeting at 6:30pm, Location Zoom (or TBD)

12. **Adjournment:** With no further business to discuss, the meeting adjourned at 7:35pm.

**Immediately following the Board will close the meeting in executive session review legal issues.*