

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

DATE & TIME: Wednesday, October 19, 2022, at 6:30pm

LOCATION: Zoom

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 the association's governing documents.
3. Establish a Quorum: A quorum was established with the following board members present; Trevor Evans, Vickie Evans, Bill Alger, Julia Langei, and Jason Wilson.
4. Appointments / Resignations: None.
5. Approval of the Previous Minutes – July 27, 2022, **MOTION** made by Vickie, seconded by Trevor to approve as presented. MOTION passed unanimously.
6. Presidents Report:
 - Storm cleanup is underway. Generally, the community did well. The immediate hazardous trees have been removed.
7. Treasurers Report – September 2022, Financial Statements:
 - Three owners over 30 days past due. One is over 90 days past due and has been referred to the attorney.
8. Committee Reports
9. Unfinished Business
 - Maintenance Items Update: Completed.
 - Nicole will hire handyman to re-install the community fence that has fallen.
10. New Business
 - Tree Removal and Storm Clean Up: **MOTION** made by Jason, seconded by Vickie to remove the remaining downed trees in the amount of \$800. Nicole will contact and schedule Mighty Mowers Lawn and Tree Service. MOTION passed unanimously.
 - Entrance Landscaping: This area needs some improvement. The weeds need to be removed and mulch installed. The juniper ground cover is not doing well. There is excess mulch behind the sign. Mighty Mowers will quote completing the entrance plantings design. Installing foxtail palm trees as replacements was discussed.
 - Approve 2023 Budget: The Board reviewed the draft budget. **MOTION** made by Vickie, seconded by Bill to approve the budget as presented. The 2023 quarterly fee will be \$350. MOTION passed unanimously.
 - ARC Request
 - i. 11554 11th Ave E – Landscape MOTION made by Vickie, seconded by Bill to approve as presented. MOTION passed unanimously.

- ii. 11607 11th Ave E – Siding **MOTION** made by Julia, seconded by Bill to approve as presented. MOTION passed unanimously.
- iii. 1008 116th St E – Fence **MOTION** made by Julia, seconded by Trevor to **DENY** the request, and suggest they re-submit for the fence must be on the property line or 6-8 inches inside the property line. MOTION passed unanimously.
- iv. 1115 116th St E – Landscape **MOTION** made by Trevor, seconded by Julia to **DENY** the request. The owner was encouraged to re-submit. MOTION passed unanimously.
- v. Chelsea Boulware – Sherwin William Design Color recommendations and discussion. The Board will set up a meeting with the design representative from SW.

11. Homeowner Comments:

- Trevor encouraged owners interested in joining the board to submit the candidate intent.
- Bill reported a panther in the neighborhood.
- Brooke asked about community rental restrictions.
- LOT 21 needs to remove the storm shutters.

12. Next Meeting Date: Wednesday, November 30, 2022, Meeting at 6:30pm, Location Zoom

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

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Respectfully Submitted by

Nicole Banks For the Board of Directors