

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

APPROVED MINUTES

DATE: Tuesday November 6, 2018
TIME: 6PM
PLACE: Manatee East Fire Station #5
15015 59th Ave. East, Bradenton, FL 34211

CALL TO ORDER: Trevor Evans called the meeting to order at 6:05pm.

PROOF OF NOTICE: The agenda was posted on site as required according to FL Statute 720 and the Association Bylaws.

QUORUM: A board quorum was established, with Trevor Evans, Rachel Vasquez, Vickie Evans, Jason Wilson and Jordan Graeff present.

MINUTES:

- **MOTION** made by Jason, seconded by Trevor to waive the reading of the 10/3/18 and 10/12/18 meeting minutes and approve as presented. MOTION passed unanimously.

PRESIDENTS REPORT:

- See attached report.

FINANCIAL REPORT:

- The Board reviewed the September 30, 2018 financial statements.
- Lennar still need to pay the quarterly dues on unsold lots, effective 8/1/18. The unsold lots will be added to the AR report, so they can be clearly tracked. The dues, late fees and interest will be collected on the estoppel at closing or sooner.
- The turnover audit is still in process.
- **MOTION** made by Rachel, seconded by Jason to turn the owner over 90 days past due to the attorney for collections. MOTION passed unanimously.

HOMEOWNER COMMENTS:

- Earl said that a legal opinion is not applicable unless it is obtained by Osprey Landing's attorney based on the covenants.
- Earl asked if the email was re-sent to owners regarding proper pet procedure.
- Earl asked if the email was sent regarding the traffic study.
- Earl asked the board to raise their hand to signify if they have approved the most recent vendor payments.
- Earl asked if a letter was sent by the attorney.
- Earl said violations of trash cans were sent to Nicole via email two months ago.

UNFINISHED BUSINESS: TABLED

- Bridge Repair- **MOTION** made by Trevor, seconded by Jason to repair the bridge with rip rap and shell fill, not to exceed \$3,500. MOTION passed unanimously.

- Drainage Issues- Lennar said they will grade the lots they are working on. The board would like to schedule an onsite meeting with Chris Ash of Lennar, Land Development. The drainage is still a concern. Leveling off the lots was discussed.
- Pond Breach- One estimate was obtained and reviewed. An additional quote is needed. **MOTION** made by Trevor, seconded by Rachel to approve the repair to the pond breach not to exceed \$5,000.
- Clearing the Ditch- Two quotes were reviewed. **MOTION** made by Trevor, seconded by Jordan to approve the estimate for bush hog pond bank and clear the over growth not to exceed \$1000 by Brightview. MOTION passed unanimously.

NEW BUSINESS:

- Landscaping Bids- Three landscaping bids were reviewed (PDL, Brightview, Green Works, Greenside). **MOTION** made by Trevor, seconded by Rachel to approve Brightview for the Landscaping Maintenance Contract effective January 1, 2019. MOTION passed unanimously.
- **MOTION** made by Jason, seconded by Jordan to provide 30-day notice of cancellation to PDL. *MOTION passed unanimously.*
- 2019 Proposed Budget- The proposed budget was reviewed aloud. **MOTION** made by Vickie, seconded by Rachel to approve the 2019 budget as presented. This budget includes an association website (\$250 set up fee, \$25 monthly). The quarterly assessments will be \$357. MOTION passed unanimously.
- Holiday Decorating- Julia Lengei and Trevor Evans have volunteered.
- Garage Sale- Julia Lengei will propose dates. It was suggested to follow Gray Hawk HOA.
- Mulch and Tree Trimming- Earl, Jordan, Trevor, Jason and Bill have volunteered.

NEXT MEETING: TBD

ADJOURNMENT:

- With no further business to discussed Trevor adjourned the meeting at 7:30pm.

Prepared by:

Nicole Banks, CAM Sunstate Management