

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

DATE: Tuesday, January 22, 2019
TIME: 6:30PM
PLACE: Manatee Fire Station #5 59th Ave. E. Bradenton
ARC COMMITTEE MINUTES

Call the meeting to order: Trevor Evans called the meeting to order at 6:35pm.

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.

NEW BUSINESS:

11509 11th Ave E. – Screen Front Porch Request

The committee referenced governing documents section 3.12.2.11 & 3.12.2.10

MOTION made by Jordan, seconded by Rachel to deny the request based on the HOA documents. MOTION passed unanimously.

11509 11th Ave E. – Crepe Myrtle Tree Request

The committee referenced the Manatee County replacement requirement.

MOTION made by Vickie, seconded by Rachel to deny this request based on the county regulations. MOTION passed unanimously.

**The Board is requiring this homeowner to replace the palm trees that were removed without approval with two replacement trees for this corner lot.*

11611 11th Ave. E. – Shutters Request

MOTION made by Jordan, seconded by Jason to deny the request. MOTION passed unanimously.

The committee referenced the developer color palette. The committee discussed hiring a design consultant to provide additional trim and door color options.

1021 116th St. E. – Fence

MOTION made by Jason, seconded by Rachel to approve the fence as requested. MOTION passed unanimously.

1107 116th St. E. – Citrus Tree in back yard

MOTION made by Rachel, seconded by Jason to approve the request. MOTION passed with 3 in favor, 2 abstained.

Minutes: **MOTION** made by Rachel, seconded by Jordan to approve the November 26, 2018 ARC meeting minutes with noted corrections. MOTION passed unanimously.

MOTION made by Rachel, seconded by Jason to approve the January 7, 2019 ARC meeting minutes as presented. MOTION passed unanimously.

Next Meeting: TBD

Adjournment: With no further business to discuss, Trevor adjourned the meeting at 7:09pm.

Prepared by:

Nicole Banks, CAM Sunstate Management