

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

DATE: Monday, April 15, 2019
TIME: 6:30PM
PLACE: Conference Call
Approved Board of Directors Minutes

Call the Meeting to Order: Trevor Evans called the meeting to order at 6:30pm.

Proof of Notice: Notice was posted 48 hours in advance of the meeting in accordance with the association's documents and FL ST 720.

Determination of a Quorum: Present were Committee Members Trevor Evans, Jordan Graeff, Jason Wilson and Rachel Vasquez. Also, present was Nicole Banks of Sunstate Management.

Minutes: **MOTION** made by Jordan, seconded by Rachel to approve the March 26, 2019 meeting minutes as presented. **MOTIONS** passed unanimously.

Next Meeting:

ARC Requests-

- The fence request for 11562 11th Avenue E was reviewed. **MOTION** made by Rachel, seconded by Jordan to approve as requested. **MOTION** passed unanimously.
- Sprinkler guards request from 11509 11th Avenue E was reviewed. **MOTION** made by Jordan, seconded by Trevor to approve as requested with proper installation, being cut into the sod. **MOTION** passed unanimously.
- Stone covering request from 11509 11th Avenue E was reviewed. **MOTION** made by Jordan, seconded by Rachel to deny the request. **MOTION** passed unanimously. The committee suggested greenery / shrubs and the owner may re-submit a revised ARC request for review and approval.
- Bougainvillea planting request from 11509 11th Avenue E was reviewed. **MOTION** made by Jordan, seconded by Rachel to approve the request for bougainvillea plants but the owner must still replace the palm trees. **MOTION** passed unanimously.
- Landscaping (Crepe Myrtles) request from 11509 11th Avenue E was reviewed. **MOTION** made by Rachel, seconded by Rachel to deny the request. **MOTION** passed unanimously. Nicole will also inform the owners that PDF survey is required with the ARC request for trees and landscaping so that it is clear the placement and easements.
- Light Pole Removal request from 11509 11th Avenue E was reviewed. **MOTION** made by Jordan, seconded by Jason to deny the request. **MOTION** passed unanimously.
- Brick edging request from 11509 11th Avenue E was reviewed. **MOTION** made by Jason, seconded by Rachel to approve the request. **MOTION** passed unanimously.
- Shed request from 11525 11th Avenue E was reviewed. The shed is 6.5 ft. tall. The location and shrubs to conceal the shed were discussed. **MOTION** made by Rachel, seconded by to **TABLE** this request to the next board meeting which will be held on Tuesday, May 28, 2019. **MOTION** passed unanimously.

Review and Vote on Levying Fines on Non-Compliance Issues

- **1025 116th St. E. LOT 6-** VIOLATION- Business equipment being stored on the property. Governing Documents, Section 3 states this is not permitted. Trevor suggested a lower daily fine for a first violation offense. The maximum is \$100 per day, not to exceed \$1,000. **MOTION** made by Trevor, seconded by Jordan to levy a fine on LOT XX in the amount of \$10 per day, not to exceed \$1000. \$10 will be the fine for first offense. **MOTION** passed unanimously.
- 1029 116th St. E.- VIOLATION – Satellite dish – Trevor read aloud from the pre-approved ARC document. Satellite dish must be screened. **MOTION** made by seconded by Jordan, seconded Rachel to inform the

owner to install landscaping to conceal the dish. Nicole will send an ARC form to the owner. MOTION passed unanimously.

- **1111 16th St. E. LOT 2 – VIOLATION** – Lawn is dying – **MOTION** made by Rachel, seconded by Jordan to levy a fine in the amount of \$10 per day, not to exceed \$1,000 for the lawn condition in noncompliance. MOTION passed unanimously.
- **11512 11th Ave LOT 22 – VIOLATION** – weed and maintain the landscaping - **MOTION** made Trevor, seconded by Jordan to levy fine in the amount of \$10 per day, not to exceed \$100. MOTION passed unanimously.
- **11533 11th Ave. LOT 18- Basketball Hoop** – VIOLATION – **MOTION** made by Jordan, seconded by Jason to levy fine for basketball hoop in the amount of \$10 per day, not to exceed \$100. MOTION passed unanimously.
- **11533 11th Ave. E. LOT 18- Garbage Cans** - **MOTION** made by Jason, seconded by Rachel to levy fine for garbage cans in the amount of \$10 per day, not to exceed \$100. MOTION passed unanimously.
- LOT Schaefer – Two items remain in noncompliance – stone covering not approved and palm tree replacement still needed. Nicole will notify the owners. The violations will be reviewed again at the next board meeting on May 28, 2019.
- LOT 19 – trees in the side yard are not approved. Nicole will send the owners a notice.

Owner Comments:

- Trevor confirmed that the porta john will be removed this week.
- Jason offered to treat the weeds in the mulch. Nicole will contact Brightview.
- Nicole confirmed the account with Florida mulch was completed. Rochelle took care of this.
- Lennar replaced a window at her home and damaged her plants. Lennar will be replacing the plants.
- Trevor suggested a note on the website and via email reminding owners of the twice per week lawn watering schedule for irrigation systems.

Adjournment: With no further business to discuss, Trevor adjourned the meeting at 8:12pm.

Prepared by:

Nicole Banks, CAM Sunstate Management

For the Board of Directors