

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that the Board of Directors meeting for Osprey Landing Master Homeowners' Association, Inc. will be held at the date, time and place posted below:

DATE: Tuesday, September 24, 2019
TIME: 6:30 PM
PLACE: East Manatee Fire Station #5 Bradenton, FL
DRAFT MINUTES

Call the meeting to order and show proof of notice- The meeting was called to order by Trevor Evans. The agenda was posted on site 48 hours in advance of the meeting.

Determination of a quorum- Trevor Evans, Vickie Evans and Jason Wilson present were present. Rachel Vasquez and Jordan Graeff were absent.

Approval of the Previous Minutes – **MOTION** made by Vickie seconded by Jason to approve the July 23rd, 2019 meeting minutes as submitted. MOTION passed unanimously.

Presidents Report:

- Overall the community looks good.
- There are a few homes that have landscaping issues to be resolved.
- There was an irrigation controller replaced by Trevor. Trevor is requesting for approval to be reimbursed. **MOTION** made by Jason, seconded by Jason to approve the \$111 plus tax reimbursement to Trevor. Trevor will submit the receipt. MOTION passed 2 in favor; Trevor abstained.

Treasurers Report:

- The board reviewed the August 31, 2019 financial statements.
- Any homeowner over 90 days delinquent are turned over to the attorney for collections.
- Any homeowner over 90 days delinquent will have their voting rights revoked.

Committee Reports:

- No ARC requests have been received since the last meeting.
- Trevor will send the ARC committee the resolution approved at the July meeting.

Homeowner Comments:

- Earl questioned the Brightview payments for the palm tree removal and stump grinding.
- Earl commented on violations that need to be addressed.
- Earl commented on lawn repairs needed near the speed limit sign. Brightview was contacted.
- Earl is concerned with the irrigation system not working properly. Earl volunteered to meet with the vendor.
- Earl reported that the third monument flood light was damaged by Brightview.
- Earl reported that there are bulbs out on the monuments.
- Earl commented that the website needs to be updated to reflect the ARC Committee members.

- Earl commented about a rental in the community. The owner reported it is not a rental. Rental restrictions were briefly discussed.
- A traffic light and speed tables were discussed.
- The county may be re-paving within the community.
- Soliciting was discussed.
- The google map does not properly locate the community.
- Pet waste is not being picked up.

Unfinished Business:

- None.

New Business:

- **Tree Removal and Stump Grind- Laurel Oak along 117th**- The board reviewed two quotes, one from Brightview and one from Terry's Tree Service. **MOTION** made by Vickie, seconded by Jason to approve Brightview as presented in the amount of \$650. MOTION passed unanimously.
- **Clearing the Creek Landscaping-** Brightview will re-submit a revised bid to cover the entire area needed. The board will consider placing this on a maintenance schedule.
- **2019/20 Insurance Policy Renewal** was reviewed. **MOTION** made by Jason seconded by Vickie to approve the renewal as presented. MOTION passed unanimously.
- **Ratify Brightview palm tree removal and removal of tree along 117th**- MOTION made by Jason, seconded by Vickie to approve. MOTION passed unanimously.
- **The first draft of the 2020 budget was reviewed.** This budget is planned to be approved in October.

Adjournment: With no further business to discuss, Trevor adjourned the meeting at 7:38pm.

Next Meeting: Tuesday, October 22nd at 6:30pm at the East Manatee Fire Station #5 – Annual Meeting, Organizational Meeting and 2020 Budget Meeting.

Prepared by:

Nicole Banks, CAM

For the Board of Directors