

# OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.

## DRAFT MINUTES

**DATE:** Tuesday, October 22, 2019  
**TIME:** 6:30 PM  
**PLACE:** The Manatee East Fire Station #5,  
15015 59th Ave East, Bradenton, FL 34211

**Determination of Chairman of the meeting:** **MOTION** made by Trevor, seconded by Vickie to appoint to chair the meeting. **MOTION** passed unanimously. The meeting was called to order at 6:30pm.

**Calling of the roll and certifying of proxies:** With 17 present or by proxy, a quorum was established.

**Proof of notice of meeting:** Notice was provided in accordance with FL ST 720 and the association's governing documents.

**Approval of the Previous Minutes / disposal of any unapproved minutes:** **MOTION** made by Trevor, seconded by Jason to waive the reading of the October 2018 Membership Meeting Minutes and approve the minutes as presented. **MOTION** passed unanimously.

### Reports of Directors, Officers or Committees:

#### 2018/19 Accomplishments

- Pond erosion was addressed this year per SWFWMD for approximately \$10,000. This was paid out of regular funds and no special assessment was required.
- Mulch was installed by neighborhood volunteers which was appreciated and was a cost savings.
- Brightview Landscaping has the landscaping maintenance contract and was a cost savings.
- The dues were reduced from \$390 to \$357 per quarter. The 2020 proposed budget reflects \$297 per quarter.

### Announcement of the 2019/20 Board of Directors:

Vickie Evans, Jordan Graeff, and Earl Johnson will join Trevor Evans and Jason Wilson on the Board of Directors for the 19/20 Term.

### Homeowner Comments:

- An owner asked about the proposed commercial property at 64 and 117<sup>th</sup>.
- Speed tables on 117<sup>th</sup> were discussed.
- A stop light and round about along 64 were discussed.
- An owner is concerned with the lack of transparency with the HOA.
- An owner commented on limited vs. general powers proxy.
- An owner commented on FPL light repairs.
- An owner commented on the re-surfacing of the neighborhood county roads.
- An owner commented on Fining Committee procedures.
- An owner commented on a letter he received immediately following the July Board meeting.
- An owner commented on draft minutes.
- An owner commented on the landscaping contract.

### Unfinished / New Business:

**Carry over vote-** The membership present and by proxy unanimously approved the carryover vote in favor.

**Adjournment:** With no further business to be discussed the membership unanimously adjourned the meeting at 7:14pm.

# OSPREY LANDING MASTER HOMEOWNERS ASSOCIATION, INC.

## DRAFT MINUTES

**DATE:** Tuesday, October 22, 2019

**TIME:** 7:15 PM

**PLACE:** The Manatee East Fire Station #5,  
15015 59th Ave East, Bradenton, FL 34211

### ORGANIZATIONAL BOARD OF DIRECTORS DRAFT MINUTES

**Call to Order:** Nicole called the meeting to order at 7:15pm.

**Establish a Quorum is present:** With four board members present, Trevor Evans, Vickie Evans, Earl Johnson, and Jason Wilson, a quorum was established.

**Acknowledge Posting of Notice:** The notice was posted in accordance with FL ST 720 and the association's governing documents.

#### New Business:

- **Appointment of Officers and Update Bank Signature Cards**
  - **MOTION** made by Jason, seconded by Vickie to appoint Trevor Evans as President
  - **MOTION** made by Jason, seconded by to appoint Jordan Graeff as Vice President.
  - **MOTION** made by Trevor, seconded by Jason to appoint Vickie Evans as Treasurer.
  - **MOTION** made by Trevor, seconded by Vickie to appoint Jason Wilson as Secretary.
  - **MOTION** made by Trevor, seconded by Jason to appoint Earl Johnson director at large.

**ALL ABOVE MOTIONS PASSED UNANIMOUSLY.**
- **Review and Approve the 2020 Budget**
  - **MOTION** made by Trevor, seconded by Jason to approve the 2020 budget as presented. MOTION passed unanimously.
- **Landscaping Report-** Earl provided a report regarding the irrigation sprinkler heads being raised to ensure proper coverage. Also, the drip line along the south side needs to be addressed. The north side of the property irrigation control box has been located. **MOTION** made by Trevor, seconded by Earl to approve irrigation repair in the amount of \$610. MOTION passed unanimously.
- **Monument Light-** has been repaired. There are light bulbs to be replaced.
- **Website-** ARC Committee is listed as the Board. This needs to be corrected. All committees will be listed on the website.
- **The board plans to create a spending policy in form of a resolution.**
- **Creek Cleaning-** **MOTION** made by Jason, seconded by Earl to approve Brightview's proposal in the amount of \$1,860 (south to north outlets, property lines). MOTION passed unanimously.
- **Ratify Resolutions and Committee Standings-** **MOTION** made by Vickie, seconded by Earl to approve all 2018 and 2019 resolutions and standing committees. MOTION passed unanimously.
- **Repair of Gazebo, Mailbox Area Pavers-** Sunstate will obtain power washing quotes.

**Next Meeting Date:** January 22<sup>nd</sup>, April 22<sup>nd</sup>, July 22<sup>nd</sup>, and October 28<sup>th</sup> (Quarterly, 4<sup>th</sup> Wednesday at 6:30pm)

**Adjournment:** With no further business to discuss the Board President adjourned the meeting at 7:45pm.

Respectfully Submitted by, Nicole Banks, CAM For the Board of Directors