

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING NOTICE

DATE & TIME: Wednesday April 22, 2020 at 6:30PM

MINUTES

1. Call the meeting to Order: Trevor called the meeting to order at 6:32pm.
2. Proof of Notice: Notice was provided in accordance with FL ST 720 and the association's documents.
3. Establish a Quorum: A quorum was established with all five board members present; Trevor Evans, Vickie Evans, Jordan Graeff, Jason Wilson and Bill Alger.
4. Approval of the Previous Minutes – **January 22, 2020 MOTION** made by Jordan, seconded by Jason to approve the January 22, 2020 minutes as presented with one noted correction made by Trevor. MOTION passed unanimously.
5. Presidents Report:
 - Items will be covered under new business.
6. Treasurers Report – **March 31, 2020 Financial Statements**
 - The account receivable report was reviewed. This report is monitored closed and owners over 90 days past due are referred to the attorney for collections.
7. Unfinished Business
 - Giddens Land Development- no new update since the January meeting. The county postponed action.
 - Sign Board (Order or Hold for financial prudence)- This expense will be placed on hold.
 - HOA Color Palette (Susan Glass)- The Board reviewed the proposed colors on the warm, cool and accent chart. **MOTION** made by Vickie, seconded by Jordan to approve the color palette subject to ARC rules and approval. MOTION passed unanimously.
8. New Business
 - Monument Shrubbery- Trevor identified areas of concern. The Board discussed options. Nicole will contact an electrician for a quote to install a lockable NEMA 3R enclosure. The Board discussed removing and or trimming trees / shrubs. **MOTION** made by Vickie seconded by Jason to establish a committee to remove some shrubs around the moment and trim the magnolia trees. MOTION passed unanimously.
 - Late Fees- The Board discussed waiving or postponing late fees from April 30 – May30th. A homeowner suggested that it be on a 'as requested' basis. MOTION made by Vickie, seconded by Jason to postpone late fees until after May 30, 2020 on 2nd quarter dues. MOTION passed unanimously.
 - Financial Contingency-Trevor suggested that the Board be mindful that the Board may need to meet to re-review financial contingency. Vickie, as the treasurer, monitor this closely.
 - Bank Deposits- Sunstate confirmed that check payments are deposit weekly.
 - Palm at South Property Line on 117th St.- Earl reported that BrightView trimmed the palm.
 - Bright View Performance- Sunstate will follow up with Brightview regarding a herbicide for the creek growth.
 - Pond Maintenance- Sunstate will follow up regarding pond growth along the banks.

- Pest Control- Sunstate will verify the Brightview contract to see if fire ant treatment is covered. If it is not, Sunstate will obtain a quote.

HOA CC&R Violations-

- 11615 11th, 1103 116th, 11512 11th, 11615 11th turf issues were discussed. **MOTION** made by Jordan, seconded by Jason to refer all three addresses to the fining committee. The fines will follow the Board Policy of \$10 per day for first offense, \$20 per day otherwise.

9. Homeowner Comments:

- 117th common areas have fire ant mounds.
- The Board levies the fines. The fining committee accepts or rejects the Board levied fines.
- The landscaper should be given access to the irrigation box if it gets locked.
- Regarding house colors, ARC should be mindful of neighboring house colors.

10. Next Meeting Date: **July 22, 2020 at 6:30pm, location TBD**

11. Adjournment: With no further business to discuss, Trevor adjourned the meeting at 7:34pm.

Submitted by,
Nicole Banks, CAM
For The Board of Directors

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