

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

DATE & TIME: Wednesday, March 23, 2022, at 6:30pm

LOCATION: Zoom

1. Call the meeting to Order: The meeting was called to order at 6:32pm.
2. Proof of Notice: Notice was posted in accordance with FL ST 720 and the association's governing documents.
3. Establish a Quorum: A quorum was established with the following members present; Trevor Evans, Vickie Evans, Jason Wilson, and Bill Alger.
4. Appointments / Resignations: None.
5. Approval of the Previous Minutes – January 26, 2022, MOTION made by Jason, seconded by Bill to approve as presented. MOTION passed unanimously.
6. Presidents Report:
 - Trevor confirmed the Manatee County Sheriff's office has been on site 4 times since the last meeting. This is going well. Parking on the sidewalk is the main concern. The community has noted improvement.
7. Treasurers Report – Vickie reported from the February 28, 2022, Financial Statements
 - One account is over 90 days past due. Three additional accounts are 60-90 days past due. Late notices were mailed.
8. Committee Reports:
 - ARC meets the 4th Tuesday monthly at 7pm. Approved meeting minutes will be posted to the website.
9. Unfinished Business: None.
10. New Business
 - Collections / Compliance:
 - i. 1103 received compliance letters. 1103 is a rental and updated lease information.
 - ii. Accounts past due over 90 days are sent to attorney for collections.
 - Bids for Removing Trees: The Board reviewed the bids from Apex and Terry's Tree. MOTION made by Trevor, seconded by Bill to approve Terry's Tree Service to remove the dead oak tree, remove two pine trees and stump grinding in the amount of \$2,350.00 Florida Fish Wildlife will be notified regarding eagle nest, prior to removing the trees. MOTION passed unanimously.
 - Bids for Sealing Bridge: MOTION made by Jason, seconded by Vickie to approve Sundance quote in the amount of \$850. MOTION passed unanimously.
 - Bids for Creek Bank Reinforcement: MOTION made by Bill, seconded by Jason to approve Sundance quote in the amount of \$1,500. The quote will be updated to address the wash out, near (not under) the bridge. MOTION passed unanimously.

- Document Updates: Trevor suggested two board members review the current governing documents to recommend propose amendments to be discussed at the May 25th, 2022, board meeting. Trevor and Bill volunteered.

11. Homeowner Comments

- Vickie commented that Grey Hawk is having their Garage Sale on April 2.
- Earl commented that the lower ground light at the north entrance, south monument that did not get fixed.
- Earl commented on the weeds near the monuments. Nicole will follow up with Brightview.

12. Next Meeting Date: Wednesday, May 25, 2022, Meeting at 6:30pm, Location Zoom

13. Adjournment: With no further business to discuss, the meeting adjourned at 6:56pm.

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Respectfully Submitted by Nicole Banks For the Board of Directors