

# OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

## MINUTES

**DATE & TIME:** Wednesday, July 27, 2022, at 6:30pm

**LOCATION:** Zoom

1. Call the meeting to Order: The meeting was called to order at 6:39pm.
2. Proof of Notice: Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.
3. Establish a Quorum: A quorum was established with all five board members present; Trevor Evans, Bill Alger, Jason Wilson, Vickie Evans and Julia Langei.
4. Appointments / Resignations: The Board unanimously approved Susan Glass ARC resignation.
5. Approval of the Previous Minutes – May 25, 2022, **MOTION** made by Vickie, seconded by Bill to approve as presented. MOTION passed unanimously.
6. Presidents Report
  - Recent damage to tree on 117<sup>th</sup>. Nicole has contacted Brightview.
  - Railing on the bridge damage observed on 7/26. Bill secured the railing. A repair will be completed soon.
  - Maintenance Items approved – delayed due to COVID. Completion date of 8/15.
7. Treasurers Report – June 2022, Financial Statements
  - Two accounts over 90 days past due.
  - As of 7/25, seven accounts have a balance due.
8. Committee Reports: None.
9. Unfinished Business:
  - Maintenance Items Update:
    - North entrance, south monument (ground, up lighting)
  - Trevor and Bill have reviewed suggested CCR changes. The Board will review and decide if the attorney should draft the proposed amendments for membership vote. Items to include:
    - Rental Restrictions, Parking, ARC & BOD clarification, Signage, Color Palette, Electronic Balloting, and Gazebo.
10. New Business
  - ARC Request
    - i. 11545 11th Ave E Shed: MOTION made by Bill, seconded by Julia to approve as presented. MOTION passed unanimously.
    - ii. 11607 11<sup>th</sup> Ave E Exterior Paint (re-submittal) MOTION made by Trevor, seconded by Julia to deny as submitted and re-submitted. MOTION passed unanimously. It was explained that the owner could re-submit proposing 1 color change.
11. Homeowner Comments

- An owner questioned the pool and paint at LOT 11.
  - An owner confirmed the monument light is out.
  - An owner commented on transparency.
  - An owner is concerned with owners power washing debris in street gutter drains.
  - An owner suggested addressing a shorter timeline on yard maintenance enforcement.
  - Color Palette was discussed.
12. Next Meeting Date: Wednesday, September 28, 2022, Meeting at 6:30pm, Location Zoom
13. Adjournment: MOTION made by Trevor, seconded by Jason to adjourn at 8:10pm.

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*Respectfully Submitted by Nicole Banks For the Board of Directors*