

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DATE & TIME: Wednesday, March 22, 2023, at 7:00pm

LOCATION: Zoom

MINUTES

1. Call the meeting to Order: The meeting was called to order at 7:02pm.
2. Proof of Notice: Proof of notice was provided in accordance with the FL ST 720 and the association's governing documents.
3. Establish a Quorum
4. Appointments / Resignations
5. Approval of the Previous Minutes January 25, 2023: MOTION made by Vickie, seconded by to approve as presented. MOTION passed unanimously.
6. Presidents Report:
 - Julie reported that we have applied for a county grant. We are awaiting approval.
7. Treasurers Report
 - Two past due accounts.
 - Vickie reported from the February 28, 2023, financial statements.
8. Committee Reports:
9. Unfinished Business
 - Maintenance Items Update: Fence repairs were approved. Pending schedule from USA Fence. ETA is 2 weeks.
 - Monuments Update: Bill met with Cliff regarding the scope of work. The grant funding request included this project. The Board would like to get quotes from a painter to fill the cracks and re-paint the monuments. The Board commented on confirming the quality of paint. (Power wash /clean, Remove old silicone and Caulking, Patch, and paint)
 - The irrigation repair was completed by Brightview. The irrigation timing will be confirmed.
 - Brightview has submitted a new contract. This includes a 5% increase for 2023. Sunstate will obtain a second quote on landscaping. Sunstate will send the Board the current landscaping specification.
10. New Business
 - Expanded Color Palette Changes: The Board would like to see the proposal for expanded color changes. Chelsea has the book created by Beth of Sherwin Williams. The Board will pass it around so that more discussion can be had at the next board meeting. Guidelines regarding neighboring homes and colors to be clarified.
 - Landscaping: See above.

- Tree Update: Bill met with vendors. Foxtail Palms were the preferred tree selection. Mighty Mowers will quote all tree replacements. This will be marked on a site map and sent to the Board for a decision.
- ARC Request
 - i. 11553 11th Ave E Exterior Paint: MOTION made by Julia, seconded by Trevor to approve as presented. MOTION passed unanimously.
 - ii. 11570 11th Ave E Exterior Paint (resubmit): MOTION made by Julia, seconded by Vickie to DENY as presented. MOTION passed 3 in favor, 1 abstained, 1 opposed.
 - iii. 1115 116th St E Landscape: MOTION made by Chelsea, seconded by Trevor to approve as presented. MOTION passed unanimously.

11. Homeowner Comments:

- Julia commented on fencing to be repaired that was not included with USA Fence quote.
- Sunstate will send a communication asking for a volunteer on the fining committee.
- The Board will confirm the plantings to be quoted. Sunstate will contact Mighty Mowers. A walking meeting is planned.

12. Next Meeting Date:

13. Adjournment: With no further business to discuss, the meeting adjourned at 8:21pm.

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Respectfully Submitted by Nicole Banks For the Board of Directors