

# OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

**DATE & TIME:** Wednesday, September 27, 2023, at 7:00pm

**LOCATION:** Zoom

### MINUTES

1. Call the meeting to Order: The meeting was called to order at 7:01pm.
2. Proof of Notice: The 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 board members present; Vickie Evans, Trevor Evans, Julia Langei, Chelsea Boulware, and Bill Alger.
4. Approval of the Previous Minutes July 26, 2023: MOTION made by Chelsea, seconded by Trevor to approve as presented.
5. Presidents Report: See below.
6. Treasurers Report: Vickie reported from the August 31, 2023, financial statements.
7. Committee Reports: See below.
8. Unfinished Business
  - Entrance Refresh: The Board needs a rendering of the design. Trevor offered to create the rendering. Three quotes for the project have already been obtained.
9. New Business:
  - ARC Requests:
    - i. 11611 11<sup>th</sup>: MOTION made by Trevor, seconded by Chelsea to approve the request to remove magnolia and relocate an existing tree. MOTION passed unanimously.
    - ii. 11607 11<sup>th</sup>: MOTION made by Trevor, seconded by Julia to ratify the paint approval. MOTION passed unanimously.
  - Approval of additional palm trees along 117<sup>th</sup>: MOTION made by Julia, seconded by Trevor to approve the two foxtail palms and stump grinding. MOTION passed unanimously.
  - Discussion on 2024 Budget: Julia outlined the 2024 proposed budget.
    - i. MOTION made by seconded by to approve as presented. The quarterly dues will be \$410. MOTION passed unanimously.
  - Annual Meeting Date: 11/29/23.
  - 2024 Budget: MOTION made by Trevor, seconded by Julia to approve as presented. MOTION passed unanimously.
  - First Notice of the Annual Meeting: Mailed on 9/28/23.
  - Second Notice of the Annual Meeting: will be mailed by 10/29/23.
  - Trevor suggested establishing a committee to review the reserves. Earl Johnson, Trevor Evans, and Carmen Ospina volunteered for this committee.
  - The delinquent account with the attorney will be followed up.

10. Homeowner Comments

- Add ARC meeting minutes to the website from February and April.
- Sod replacement near mailbox.
- Terry Powers commented on palm trees install date.
- Terry Powers commented on cars speeding along 117<sup>th</sup>.
- Rachel Vasquez is unhappy with Brightview's service.
- Earl Johnson is unhappy with Brightview's service.
- Carmen Ospina questioned the finances.

11. Next Meeting Date: November 29, 2023

12. Adjournment: With no further business to discuss, the meeting adjourned at 7:52pm.

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