

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, March 27, 2024, at 7:00pm

1. Call the meeting to order: Dale called the meeting to order at 7:01pm.
1. Proof of Notice: Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.
2. Establish a Quorum: A quorum was established with the following board members present; Dale Morrison, Trevor Evans, Carmen Ospina, and Chelsea Boulware.
3. Approval of the Previous Minutes: January 24, 2024
4. President Report
 - Gazebo disposed of. The concrete pad was cleaned, and a picnic table was moved to this place.
 - Entrance landscaping replaced with sod.
 - Entrance light was repaired.
 - Tree trimming completed.
 - Compliance issues are minimal. One outstanding violation.
 - Dale met on site with Nicole at the Sunstate office.
 - Lot 21 – pending sale.
 - Lot 25 – recently sold.
 - 1 FPL light needs to be repaired. ETA 40 days.
 - Reviewed Federal Corporate Transparency Act.
 - HOA/COA legal updates were mentioned.
2. Treasurer Report: Dale reported from the February 29, 2024, financial statements. Also, posted online www.ospreylandingfl.com
3. New Business
 - Monument Restoration: Reviewed three quotes. Carmen will revise RFP. April special meeting if bids are submitted.
 - Large dead tree overhanging creek: Potential hazard. To be removed prior to rainy season. Estimated cost around \$500.
 - Creek bank sloughing: This will be addressed. Rock and fill planned.
 - Spring cleaning communication: Reminder to homeowners to complete exterior cleaning.
 - Irrigation adjustments: pending.
4. Unfinished Business
 - Architectural Review Committee
 - Matt Farren, Vickie Evans, and Chelsea Boulware
 - This committee will meet the last Tuesday of each month, as needed.
 - Fining Committee: No volunteers. Without volunteers, the Board cannot fine owners in violation.
 - Landscaping Committee:
 - Susan Glass, Rachel Vasquez, and Carmen Ospina.
 - Next meeting in April. TBD.
 - Fixed Asset Committee: No update.
 - Rewriting of Governing Documents
 - Website/Portal update: Pending transition from Quickbooks to Vantaca. Planned for mid-summer. Recommended operating account move to an integrated bank (Truist Bank).

- Landscape Contract revisit: Current contract does not include tree trimming, fertilization, or irrigation repairs. Options being researched.
 - Zoom alternative:
5. Outstanding ARC requests: None received.
 6. 2024 Priorities
 7. Board Meeting Schedule:
 - Wednesday, March 27
 - Wednesday, May 29
 - Wednesday, July 31
 - Wednesday, September 25
 - Wednesday, November 27
 8. Annual Membership Meeting:
 - Wednesday, December 4
 9. Homeowner Comments:
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 10. Adjournment: With no further business to discuss, the meeting adjourned at 8pm.

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