

# 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](http://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:
    - Vickie Evans: Commented she did not receive e-mail with zoom link from Sunstate management. She asked if we have tie downs for picnic benches. She asked BOD to remind homeowners that ARC requests are needed for some changes to the exterior of homes. She asked for clarification regarding written and stated dates for BOD meetings.
    - Trevor Evans: Asked why Nicole, CRM left the BOD meeting at 8:30 PM.
  10. Adjournment: Chelsea motioned to adjourn the meeting at 8:47 PM, 2<sup>nd</sup> by Trevor Evans. Unanimous vote.

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