

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Monday, June 3, 2024, at 7:00pm

MINUTES

1. Call the meeting to order: Dale called the meeting to order at 7:03pm.
1. Proof of Notice: Dale posted the agenda on site 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, Chelsea Boulware, and Julia Langei.
3. Approval of the Previous Minutes: March 27, 2024: **MOTION** made by Trevor, seconded by Chelsea to approve as presented. MOTION passed unanimously.
4. President Report:
 - 5/29 ZOOM link did not work. Dale has set up Google Meet (Google 1 account)
 - Dale created Board account emails.
 - New landscaping company as of 6/1/24.
 - Rebar was found near the pond. Dale took care of this right away and inspected the area. Dale did not find any additional concerns.
 - Dale obtained a pest control quote in the amount of \$200 monthly. This will be reviewed later. Fire ants are a concern.
 - There are currently 3 homes for sale.
 - Reminder for Board members and CAM to file in compliance with the Corporate Transparency Act (deadline is 12/31/24, planned to be filed this summer).
 - Pond Update: vendor recommends that no one enter the water. Water testing is not feasible due to cost. Dale will contact Manatee County for any additional resources available. Dale suggested posting a notice near the pond to limit liability. Dale commented on invasive species, armored catfish present. These catfish damage pond banks. They should be removed.
 - Voting on expenditure processes were discussed. This was confirmed by Legal.
5. Treasurer Report: April 30, 2024, financial statements
 - Accounts Receivable was discussed.
 - New software and client portal were discussed.
6. Unfinished Business
 - Monument Restoration: Landscape committee created the RFP. One quote received. Waiting for two additional quotes.
 - Large dead tree overhanging creek: Working with landscaper on this.
 - Creek bank sloughing: Under review.
 - Irrigation adjustments: Master controller was repaired by Dale. Three sprinkler heads replaced and adjusted along 117th. Cement donuts have been added to the larger sprinkler heads along 117th. Drip lines have been disabled. Sprinkler heads adjusted.
 - Architectural Review Committee: June 25th at 7pm via Google Meet.
 - Fining Committee: Rachel Vasquez, Tracy Alger, and Earl Johnson
 - Fixed Asset Committee: Update at next meeting.
 - Rewriting of Governing Documents: Trevor has converted document into editable document. Board members will review. Items will be redlined for attention / revision.
 - Website/Portal update: Dale will send updates for the website.

7. Board Meeting Schedule: Nicole suggested the November meeting be moved to be a budget meeting at the beginning of November.
 - Wednesday, July 31
 - Wednesday, September 25
 - Wednesday, November 27
8. Annual Membership Meeting:
 - Wednesday, December 4
9. Homeowner Comments
 - Palm trees will be trimmed.
 - Cleaning sidewalks was suggested.
 - Agenda will be emailed and posted on site in advance of the meetings.
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:33pm.

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