

**OSPREY PONT AT GULF HARBOUR HOMEOWNERS
ASSOCIATION
ANNUAL MEETING
January 9, 2008
Minutes**

Call to Order/Establish Quorum/ Proof of Notice: With the meeting being called to order on January 9, 2008 at 7:00 p.m. at the home of Robert Ostrom. A total of 13 members were represented in attendance. A quorum was established **over the** majority needed of 30% of membership. Those members of the Board of Directors present were Bob Ostrom, Terry Kincaid, Marianne Brunemann, Ben Romolino, and Ron D'Anngelo. The proof of notice was properly mailed and posted in accordance with Florida Statute 718. John Shonak represented Sentry Management, Inc.

Approval of Meeting Minutes: Motion was made by Bob Ostrom to approve the minutes of the 2007 Annual Meeting minutes held on January 10, 2007. The motion was seconded by Georgia Collman. All members voted unanimously in favor and the motion passed.

President's Report: President Bob Ostrom highlighted the President's Report from the past year including the Annual Budget, Lake Issues, Road Repairs, and the New Documents.-See attached Report by Bob Ostrom.

Committee Reports:

Architectural Review Committee- Marianne Brunemann and Ben Romolino went over the reports for twenty five (25) homes that were listed in need of improvement on various issues. Four homes completed their necessary improvements; six homes did not complete their improvements and notices will have to be resent to the homeowners. There are four additional homes that need improvements made, especially in the areas around their homes and their driveways. Marianne Brunemann will give John Shonak an updated list of the homes that did not complete their issues for improvement. It was mentioned that there is a pressure washing company that have been pressure washing homes and driveways for single story homes at a cost of \$175.00 and two story homes at a cost of \$225.00. Bob Ostrom requested the name and phone number of the contractor to put on the web page.

Landscaping Committee- Bob Ostrom stated that we used a new contractor this year to trim our palm trees. Twin Palms was the new contractor. There was savings of \$700.00 by using them. Marianne Bruemann stated that because of the drought conditions and water restrictions no improvements were made to the flower beds in the common area. The improvements will not be made until the fall. Water restrictions are in place for once a week on Sundays.

Bob Ostrom stated Lewsader Landscaping is doing a great job. However, it was noted he is cutting too close around the lake and should not be fertilizing the banks.

There were complaints on the Foster house in back of the community on their poor sod condition. Bob Ostrom said it was the owner's responsibility to replenish the sod. The owners had irrigation issues and problems. It was recommended that the owners who have irrigation problems to contact Dan Thorne Irrigation Maintenance. However, it is the responsibility for the

homeowners to keep their irrigation heads free of grass and dirt. It was asked to have the homeowners to remove the dead shrubs and plants. They should have them replaced. If homeowners are having problems with their trees, they should contact an arborist or Twin Palms. If homeowners are having problems with ants or other pests, including brown outs on their lawn, they should contact Reliable Pest Control. Bad news was stated that Ganoderma or Butt Rot disease has entered our community killing a couple of palm trees. If your palm trees have this disease, they must be taken down and destroyed. You cannot plant new palms in the same location at any time.

Social Committee:

Pat Ostrom mentioned the upcoming events of the Ladies luncheon and Block party to be held on Wednesday, March 5, 2008. Eli Poland thanked Liz Romolino on all the charity contributions to the gathered by her.

Elections:

The following owners were nominated from the floor for the Board of Directors:

<u>Nominee</u>	<u>Nominator</u>
Robert Ostrom	Bruce Richie
Marianne Bruneman	Liz Romolino
Ron D' Angelo	Pat Osbrun
Ben Romolino	Ellen Poland
Terry Kincaid	Carolyn Mohan Adamson
Rhonda Richie	Ron D' Angelo
Carolyn Mohan Adamson	Terry Kincaid

By secret ballot Robert Ostrom , Marianne Brueman, Ron D' Angelo, Ben Romolino, and Rhonda Richie, were elected to the Board of Directors for 2008.

The waiving of compilation of financial records passed year ending 12/31/2007.

9 Yes 3 No

Election of Officers:

Motion was made by Marianne Brunemann ; seconded by Ben Romolino to appoint Bob Ostrom President . Motion passed unanimously. Motion was made by Ron D' Angelo; seconded by Ben Romolino to appoint Rhonda Richie Vice President. Motion passed unanimously .Motion was made by Ron D' Angelo , seconded by Rhonda Richie to appoint Marianne Brunemann Treasurer. Motion passed unanimously. A motion was made by Ron D' Angelo, seconded by Rhonda Richie to appoint Ben Romolino Secretary. Ron D' Angelo was made Director.

Marianne Brunemann and Ben Romolino were appointed to the Architectural Committee for 2008.

Ben Romolino made a motion to adjourn at 8:40 pm; seconded by Bob Ostrom ; Unanimously approved.

OSPREY POINT
HOMEOWNERS ASSOCIATION
14773 Osprey Point Dr. Fort Myers, FL 33908 ~ 239-454-4726

President's Report
January 1, 2008

To My Fellow Neighbors,

Next Wednesday, January 9th is our annual meeting here at my house, at 7:00 p.m. While we really prefer your presence in order to make the meeting quorum requirement, there will still be some of you out of town, or who are unable to attend. Therefore, I am sending my annual report in advance to hopefully encourage your attendance, and keep you up-to-date if you can't. Thankfully, we only have routine issues on our agenda this year, so we will discuss the events of the past year and conduct our election of officers for 2008.

Contrary to what you might have heard in the rumor-mill, there is no pending proposal for new community signage on the agenda for next week's meeting. Please disregard anything you may have heard about excessive expenses for exterior lighting or imposing monument signs. Some of you have called Board members about alarming gossip being spread regarding impending changes in our Osprey Point signs. Let me assure you that this is not a subject that has been presented to the Board for consideration. However, since improving, or not improving our signage, to be more in sync, or not in sync, with other Gulf Harbour communities continues to be a recurring topic of interest from year-to-year, I have already asked your Directors to kindly research the Pros and Cons of this issue for a thorough review later this year. In this way we will all get a chance to review real Pro and Con facts and figures in a presentation format. While there are truly significant issues facing all of us in Gulf Harbour, this is not one of them.

As a resident of Osprey Point, we can all start the New Year feeling very good about the status of our little enclave. I am proud to report that we are the only Gulf Harbour community to successfully receive a Certificate of Compliance from Lee County after our lakeshore restoration project. All of the other communities in Gulf Harbour, that own lakes like ours, have paid tens of thousands of dollars to engineers and lawyers with no results to date. We all enjoy some of the lowest annual dues in the community, our financial reserves are fully funded, and we have some of the nicest people in Southwest Florida as neighbors.

I would like to thank all of your Board Members, Mari, Ron, Ben, and Terry, for their efforts over the past year. They will present their annual reports at the meeting, including: our outstanding architectural review issues, landscape planning for 2008, cost saving changes in vendors, and other issues your directors and volunteers are engaged in. However, in the end this little homeowner's association is for and about you, and what makes this a great place to live. Please continue to share your thoughts with the Board so we can help you keep Osprey Point the best it can be. I encourage all of you to step-up and participate in our community's affairs by serving on the Board at sometime during your time here.

Annual Budget

The big expense this year was the \$16,000.00 assessment we all chipped in to address the Lee County Lake Code Violation that we received in 2006. American Shoreline restoration did a great job restoring our lake shoreline last spring and summer. The project came in on budget and we can all see that birds, fish, and turtles have returned to live in the restored environment. Our other unique expenses this year were the legal expenses for the revision of our HOA documents.

We came in just under our 2007 budget numbers by continuing to manage our expenses, our vendor's contracts, and making adjustments as needed. If we continue this diligence, we should stay in good fiscal condition in 2008. This year we have added an inflation factor to our reserves, but have only increased our quarterly dues by \$5.00, to \$645.00.

Lake Issues

We started the year under the legal threat of heavy fines by Lee County if we did not bring our lake shoreline into compliance with County codes.

We were caught in the middle of much bigger legal issues between Lee County, WCI, and the Gulf Harbour Master Association. At last year's annual meeting, we were facing a potential of over \$120,000.00 in engineering and legal fees if we had aligned our community with the Master Association's approach to shoreline restoration. I was able to utilize the services of engineers from the South Florida Water Management District, for free, and we used American Shoreline Restoration, Inc. to do the restoration work.

Lee County did not like the approach we took, by not enduring the expense of a licensed engineer for this work, and threatened heavy fines again last summer. After dozens of letters and meetings with the Lee County Development staff, our county commissioner Ray Judah, and Pulte's local staff and engineers, we finally received our Certificate of Compliance for the lake last month. With the Board's consent, I have negotiated a tentative deal with Pulte to receive \$5,000.00 for assuming the South Florida Water Management District permit for our Lake. At the moment, this deal is being held up by a backlog of permit transfers at the SFWMD offices. I am cautiously optimistic that we will be able to collect these funds this year.

The work is not completely done yet, however. The Master Association will ultimately be responsible for all the lakes in Gulf Harbour, according the County Development Office and codes. Like the communities of Seaside, Tamarind Cay, and Grande Cay, the Master Association has abandoned Osprey Point in our request for help and reimbursement for the expenses we incurred when we restored the lake this is their responsibility to maintain. While each of us pays for the maintenance, aeration, and electricity for of all the other lakes in Gulf Harbour, as well as the significant legal fees for their law suit against WCI, we still have to pay for our own shoreline restoration, maintenance of our fountain, and electricity for aeration. This is not right or fair to our 25 homeowners. However, suing the Master Association is a very complex and expensive proposition, as Tamarind Cay is finding out right now, so we need to move carefully to make sure we do not over extend ourselves, at the same time we need to preserve our legal rights.

At the appropriate time, probably after an official County and/or State ruling on the restoration measures for the other lakes in Gulf Harbour, we may want to join forces with Seaside, Tamarind Cay, and Grande Cay in a potential legal proceeding demanding that the Master Association repay us for the lake shoreline restoration work we did last year. We also need to demand that they accept responsibility for all future shoreline maintenance that may be necessary. We will continue to monitor this situation to insure the proper timing.

Road Repairs

The sun and heat have taken their toll on our road over the past 4 years and it is time to reseal the surface. Our reserve account for this resurfacing is fully funded, so expect to see the resurfacing sometime next spring before the rainy season begins.

New Documents

Last spring we ratified our new HOA documents. The documents were sent to every owner, and they can be viewed and printed from our web site www.ospreypointdrive.com