

**OSPREY POINT AT GULF HARBOUR HOMEOWNERS
ASSOCIATION
ANNUAL MEETING
January 7, 2009
Minutes**

Call to Order/Establish Quorum/ Proof of Notice: With the meeting being called to order on January 7, 2009 at 7:00 P.M. at the home of Robert Ostrom. A total of 14 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, Rhonda Ritchie, Marianne Brunemann, Ben Romolino, and Carolyn Adamson - Mohan. The proof of notice was properly mailed and posted in accordance with Florida Statue 720. John Shonak represented Sentry Management, Inc.

Approval of Meeting Minutes: Motion was made by Bob Ostrom to approve the minutes of the 2008 Annual Meeting minutes held on January 9, 2008 and the Reconvened Annual Meeting held on March 5, 2008. The motion was seconded by Ben Romolino. 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 new enhancements, lake aeration pump expense, power washing of all roofs, replanting of the four islands, lake landscaping, and stamped concrete driveways replaced by pavers. - See attached Report by Bob Ostrom

Committee Reports:

Architectural Review Committee- Ben Romolino and Rhonda Ritchie briefly went over the inspection of the neighborhood. There were two to three homes not in compliant on power washing their roofs. Rhonda Ritchie suggested using a new approach and facing the owners on their issues. There were six (6) Architectural Review applications submitted during the past year. Elliot Foster Architectural Review application paperwork is still coming for construction work. It was noted that all residents must keep their garage carriage lights on for security and safety reasons.

Landscape Committee- Bob Ostrom reported on landscaping in lieu of Carolyn Adamson-Mohan. He stated that there have been restrictions placed on landscapers from state and federal governments and environmental groups regarding approved chemicals . He noted that they have to cut back on fertilization and become pro active on weed control with pre-emergent chemicals and spot treatment. He remarked that Lewsaders Landscaping has done a strong job during the year.

Dan Thorne, irrigation contractor has noted that the original irrigation system design was done poorly. The water pressure is not equal throughout the system. Bob Ostrom stated that Dan Thorne has balanced the water pressure and timing to the best of his ability throughout the system. More work has to be done. Bob Ostrom stated that if owners see brown, dry spots in their lawn to get hold of the management company to make arrangements with Dan Thorne to checkout the system. Ben Romolino and Marianne Brunemann were complimented on flagging the sprinkler heads in the community to make Dan Thorne's job easier.

Terry Kincaid suggested installing a new pump to alleviate the water pressure problems in the irrigation. Bob Ostrom stated that replacing the pump would be a \$5,000. plus project and could be difficult to get a permit for since WCI was not originally permitted during installation of the pump. Flow meters and reports have been given on the pump. Bob Ostrom recommended tabling this issue because of pending legal issues. Lake issues are still open ended.

Social Committee- Rhonda Richie along with Marianne Brunemann mentioned the eight social events held at Osprey Point during 2008. The ice cream social and the wine tasting event were especially highlighted. A good time by all was held.

Emergency Preparations- Marianne Brunemann noted that we experienced one hurricane threat this past year. During this threat Mari, Rhonda, and Dave got keys, contacted key holders and made emergency contacts to take in furniture and other loose items on each owner's property. It was noted that blocks, heavy pots, garbage cans can still act as missiles during a storm.

Elections-

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

<u>Nominee</u>	<u>Nominator</u>
Maynard Poland	Pat Ostrom
Bob Ostrom	Marianne Brunemann
Marianne Brunemann	Bob Ostrom

Since Section 4.1 of the Bylaws allows "The number of Directors which shall constitute the whole Board of Directors shall be no less than three (3) nor more than five (5) as determined by the Board from time to time and in the absence of such determination shall be five (5). Bob Ostrom motioned that the number of the Board of Directors shall consist of three (3) members in 2009. The motion was seconded by Ben Romolino. The motion passed unanimously. The new members in 2009 are Maynard Poland, Bob Ostrom, and Marianne Brunemann.

Old Business- It was recommended by the Board to replace the weathered and rotting Osprey Point sign as the south entrance. I was suggested that we save the expense and just move the sign at the south entrance with the existing sign from the north entrance. Ben Romolino and Maynard Poland will take care of this project.

The Board will work on readjusting the timer/ photo cell for the spot lights on the trees near the lake.

New Business- After a lengthy discussion about adding the cost of roof washing to the HOA dues, Bob Ostrom made the motion that the new Board create a roof cleaning contract or agreement for all 25 homeowners to sign. It would establish a 60 day window of time every 18 to 24 months, during which every homeowner will promise to have their roofs power washed. The purpose of this arrangement is to provide esthetic continuity for cleanliness of the roofs for the entire community at regular intervals. To get this program started, the HOA Board, as part of their annual Architectural review, will evaluate the current status of all roofs. Owners with roofs that need to be cleaned will be notified. In approximately 8 to 12 months the HOA will target a time frame to begin the roof washing of all 25 homes, per the agreements the owners sign. After that initial "group" cleaning of all 25 roofs will be scheduled every 18 to 24 months. The HOA will get competitive quotes from contractors for power washing all 25 homes during a two month

period. If owners do not comply with their commitment to clean their roofs, the Board will take action to wash the roofs and invoice the noncompliant owners. To fairly distribute the cost between single story and two story homes, the HOA group rate will differentiate the prices and each owner will pay for their own home. The motion was seconded by Ben Romolino. The motion unanimously passed.

The quarterly review of the condition of our lawns and landscaping, vendor performance, etc. will be conducted by Georgia Collman, Ben Romolino, and Liz Romolino.

Consideration for community beautification projects- i.e.: annuals and new plantings for the islands. Secondly, having more palm trees and landscaping features around the lakes. They are by consensus of the Board and owners are dead issues.

The annual architectural inspection of the neighborhood will be conducted by Manard Poland and Bob Ostrom.

Appointed to the Social Committee were Pat Ostrom and Eli Poland.

Bob Ostrom will contact the Master Association on a complaint by the owners at 14762 Osprey Point Dr. regarding the Master Association's aeration compressor that was recently placed in the bushes near their house. There is annoying and disruptive noise coming from aeration compressor. The other issue is whether there will soon be sod laid over the area where the trench was dug for the electric cable for the compressor. Bob Ostrom plans on inspecting the area tomorrow.

The distribution of the 2009 Gulf Harbour Directories was completed.

Bob Ostrom made a motion to adjourn at 8:50 P. M.; seconded by Liz Romolino. The motion was unanimously passed.

Election of Officers- Bob Ostrom called the meeting to order at 8:55 P.M. Bob Ostrom was made President; Menard Poland was made Treasurer; and Marianne Brunemann was made Secretary by acclamation of the Board.

Bob Ostrom made a motion to adjourn at 9:00 P.M. The motion was seconded by Marianne Brunemann. The motion passed unanimously. .

Election of Officers:

Motion was made by Marianne Brunemann; seconded by Maynard Poland to appoint Bob Ostrom President. Motion passed unanimously. Motion was made by Bob Ostrom ; seconded by Ben Romolino to appoint Marianne Brunemann Vice President. Motion passed unanimously Motion was made by Marianne Brunemann, seconded by Bob Ostrom, to appoint Ben Romolino Treasurer. Motion passed unanimously. The officers for 2009 are: President, Bob Ostrom, Vice President, Marianne Brunemann, Treasurer, Maynard Poland.

Ben Romolino made a motion to adjourn at 9:30 pm; seconded by Bob Ostrom; Unanimously approved.