

**OSPREY PONT AT GULF HARBOUR HOMEOWNERS  
ASSOCIATION  
ANNUAL MEETING  
October 14, 2008  
Minutes**

**Call to Order/Establish Quorum? Proof of Notice:** With the meeting being called to order on October 14, 2008 at 3:00 p.m. at the home of Robert Ostrom. Those members of the Board of Directors present were Bob Ostrom, Ben Romolino, Rhonda Ritchie, and Marianne Brunemann. The proof of notice was properly mailed and posted in accordance with Florida Statue 718. John Shonak represented Sentry Management, Inc.

**Approval of Minutes:** Ben Romolino made a motion to approve the minutes of the meeting held on March 26, 2008. Rhonda Ritchie seconded the motion. The motion was passed unanimously.

**Old Business:**

**A. Reports from Committees:**

**1. Architectural Review Board**

Ben Romolino remarked that the Johnsons took down the satellite dish antenna. They are going to eventually remove their gravel and replace with mulch in its original condition.

Rhonda Ritchie said there are several roofs in the community that need to be cleaned by pressure washing. Bob Ostrom remarked that emails should be sent to the owners whenever an owner's roof becomes and eyesore to remind the owner of the need to be pressure washed. Bob suggested the HOA might consider including pressure washing of all roofs in our budget. Ideally, the HOA would target having all roofs done an annual or 18 month basis. This should be brought up at the Annual Meeting. The BOD should consider having the Association paying for it. Contractors will be able to give a blanket discount on the cost if all homes are pressure washed at the same time. There would be continuity in appearance in the community if the homes are pressure washed at the same time. John will get quotes from vendors for all 25 roofs for review and discussion at the January annual meeting. John Shonak will get a list from Rhonda Ritchie on the roofs that need to be pressure washed ASAP. Rhonda Ritchie and Ben Romolino will take an inspection tour of the community and supply the list to John Shonak.

**2. Landscape**

It was said diseases other than irrigation are causing problems with the sod in the community. The question of sod reimbursement for Terry Kincaid was heavily discussed. Terry stated in Section 8 General Covenants and Use Restrictions Subsection 8.11; the Association must repair his lawn. Bob Ostrom asked Terry Kincaid to put in writing to the Board evidence of what needs to be done. After much discussion, Bruce Ritchie asked that a definition of maintenance be given and clarified in section 8.11. He stated there is a need for a more defined explanation of the plants, trees, and sod used in our community. He volunteered to undertake this project.

Bob Ostrom recommended reducing the number of annual lawn fertilizations with the contractor. It is recommended to do it twice a year, because of the phosphorous and nitrogen content in our irrigation water.

Bob Ostrom recommended we revalitize our island plantings. We do have the money to do this. Marianne Brunemann stated the landscaper cuts and makes bushes flow to make color. Cow manure around the fichus and island plantings was suggested. Marianne Brunemann and Rhonda Ritchie said they would flag the sprinkler heads with Dan Thorne so that mulch does not cover them.

### **3. Lake Maintenance**

Bob Ostrom stated he would speak with Aquagenix about the dying littorals. He also would speak with John Ferrell about spraying the lake.

### **B. Board Comments**

Bob Ostrom stated that Twin Palms will be trimming the palm trees this coming Monday or Tuesday. He also stated to be aware that there have been some security issues in the neighborhood and surrounding communities.

### **IV. New Business**

#### **A. Proposed 2009 Budget**

Ben Romolino made a motion to approve the 2009 Proposed Budget as written. Marianne Brunemann seconded the motion. The motion passed unanimously. The cost per unit per quarter for 2009 will be less than 2008 at \$640.00 quarterly.

#### **B. Document Amendments**

John Shonak stated that the leasing background amendment to the documents has to be voted by the owners at the annual meeting.

### **V. Adjournment**

Bob Ostrom made a motion to adjourn at 4:45 P.M. Ben Romolino seconded the motion. The motion passed unanimously.