

**OSPREY POINT AT GULF HARBOUR HOMEOWNERS  
ASSOCIATION  
EMERGENCY BOARD OF DIRECTORS MEETING  
May 24, 2007 - Minutes**

**Call to Order/ Establish Quorum/ Proof of Notice:** With the meeting being called to order on May 24, 2007 at 1:30 p.m., at the home of Robert Ostrom. A total of 6 members were represented in attendance. Those members of the Board of Directors present were Bob Ostrom, Terry Kincaid, Marianne Brunemann, Ben Romolino and Ron De Angelo. The proof of notice was properly mailed and posted in accordance with Florida Statute 718. John Shonak represented Sentry Management, Inc

**Reading & Approval of Meeting Minutes:** Ben Romolino made a motion to approve the meeting minutes of February 26, 2007 as written. The motion was seconded by Ron De Angelo. The motion passed unanimously.

**Review On Lake Maintenance:** – Bob Ostrom gave an update on the Lake Code Violations situation. Bob Ostrom and Dave Russ gave a presentation and report to Lee County Development services on March 15, 2007. Bob Ostrom has spoken to and sent a letter to Commissioner Ray Judah on the lake maintenance issues. Inspector DeFilice from Lee County has recently inspected the west end of the lake and found out the slope was 14" vs. 9" as required. No response has been heard from Lee County, including official paperwork. It has been in status quo for 60 days. South Florida Water Management has stated 4 "within tolerance for the slope at the west end of the lake should be ok.

**Update on Missing Section of New HOA Documents:** Bob Ostrom met with Attorney DeBoest to discuss the missing section on background checks on the purchase of new homes as well as renters. It was recommended by the board agreeing to go ahead and record the documents as is and amend later. Bob Ostrom made a motion to establish a fee of \$100.00 for background checks by the management company on renters. Ben Romolino seconded the motion. The motion passed unanimously.

**Landscaping Plans:** Marianne Brunemann presented the landscaping plans to do the other two islands in the fall. Marianne and Georgia Collman suggested cutting down the amount of plants on each island. One idea presented is to have one island done in annuals and the other in another type of plants including bougainvilleas in the middle and Cuban plants on the edge. Mari thinks it is a much better and more economical idea to stick with native plants. Mari is working with Sunman's to get prices and a landscape plans. These ideas were put on hold until the fall. The question was brought up about the faded and bleached out looking sign at the south entrance and whether it has been switched or repaired since the last meeting?

**Architectural Review Issues-**Bob Ostrom made a motion to approve the Architectural Modification requests recently submitted by Ben Romolino to change out his front door glass; Johnston's to change their landscaping; and Ron D'Angelo to install new hurricane shutters. The motion was seconded by Marianne Brunemann. The motion unanimously passed.

The Master Association Architectural Review Board is currently being established and Gene Custer is looking for volunteers. All architectural modifications to be done in the homeowners' association have to be reviewed and approved by the Master Association Architectural Review Board in addition to the Osprey Point homeowner's association board. Ellie Poland and Mari Brunemann are looking into volunteering to become a member of the Master Association Review Board.

The recent architectural review of all homes report was presented by Marianne Brunemann. Ben and Mari have inspected all 25 Osprey Point home and made notations regarding issues that need attention to keep all properties in character with the community architecture. Letters will be sent to all homeowners regarding the need to paint mailbox posts; remove dead plants, upgrade or improve landscaping, clean or seal driveways. Letters will also be sent to homeowner's that had work done to their homes but did not submit an architectural modification request and consequently do not have approvals on their architectural modifications. Violations include the use of incorrect paint pallet colors, exterior metal work, and driveway extensions.

Since Comcast service has be very poor recently, the installation of satellite Dishes is on the rise. The Board discussed recommendations for satellite antenna placement throughout the community. The Johnston's and the Dolan's are not in desirable locations and the committee would like them re-located to farther to the rear of the homes. Understanding that Satellite Dish's must have a clear view and azimuth towards the southern horizon, the committee would like all antenna's located as inconspicuously as possible away from the front of the house and/or have residents avoid allowing the antenna to be visible if at all possible. All residents will be sent letters telling them that if they have or plan to install satellite antennas they must be located towards the rear of their residence as unobtrusive as possible and out of sight from the street and other homes.

**New Business:** Bob Ostrom just received a letter from Waldrop Engineering, P.A. asking for approval to accepting Pulte Homes' certification of the lake to Osprey Point Homeowner's Association. This was put on hold pending further review. Bob Ostrom will speak to Grande Cay on this. It was noted the Master Association is presently responsible for the storm water system. Approval of this certification could change this.

**Adjournment:**

Marianne Brunemann made a motion to adjourn at 3:30 p.m. Ron D' Angelo seconded the motion. Unanimously passed.