

**OSPREY POINT AT GULF HARBOUR HOMEOWNERS
ASSOCIATION
BOARD OF DIRECTORS MEETING
February 26, 2007
Minutes**

Call to Order/ Establish Quorum/ Proof of Notice: With the meeting being called to order on February 26, 2007 at 9:00 a.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, and Ron De Angelo. The proof of notice was properly mailed and posted in accordance with Florida Statue 718. John Shonak represented Sentry Management, Inc

Reading & Approval of Meeting Minutes: Bob Ostrom made a motion to approve the meeting minutes of January 10, 2007 and January 29, 2007 as written. The motion was seconded by Terry Kincaid. The motion passed unanimously.

Review On Lake Maintenance: – Bob Ostrom gave background information on the Lake Code Violations. Bob Ostrom said the work was complete on the lake erosion maintenance issues at a cost of \$15,400. There is an additional need of approximately 800 littoral plants at a cost of \$991.10 just before the sod is put down. Bob Ostrom has spoken to Carol List on the littorals. He has spoken to Lee County several times on the status of the lake maintenance issues. .Also, he has spoken to Commissioner Ray Judah who referred the issue to Pete Eckenrode, the head of the county development office regarding lake maintenance issues and Osprey Point's position on them. He will be meeting with them after March 15, 2007.

Bob Ostrom is going to meet with Steve Nagle for a report on the on-site survey and SFWMD evaluation. He will be meeting with him on March1, 2007.

Vote on Lake Maintenance Special Assessment:

Bob Ostrom stated the following Special Assessment Resolution:

Section 1. That there is hereby a special assessment in the total sum of \$16,411.10 maintenance and shoreline costs plus future engineering fees ;
and

Section 2. That the assessment shall be allocated among the homeowners Units in the same percentage that each Unit shares ownership;
and

Section 3. That the assessment shall be in one payment of six hundred fifty six and 44/100 dollars (\$656.44) due on April 1, 2007. The payment shall be delinquent in 10 days in accordance with the Declaration from the due date. Any delinquent payments shall be subject to interest, late fees, liens, and all other default provisions in the Association homeowners' documents applicable to Special assessments.

Terry Kincaid made a motion to approve the special assessment resolution as written. The motion was seconded by Marianne Brunemann. The special assessment passed unanimously.

Unfinished Business:

Electric/ Aeration of the Lake

Bob Ostrom stated that he gave all the electric meter information to Chuck Tebbits of the Master Association. They have changed their position from discussions last fall on paying the electric bills for our lake aeration. They will not be paying for them. There was a brief discussion on the types of fountains and functions with the lake. The definition of lake maintenance is currently being debated by the Master Association and clearly there is an inconsistency in how the Master Association is approaching this issue. This matter will be revisited by the Board at a future date.

Architectural Review Issues-Terry Kincaid made a motion to approve the Architectural Review request from Marianne Brunemann to install storm shutters, same style as Colman's @ 14722 Osprey Pt. Drive which was previously approved. The motion was seconded by Ron D'Angelo. Unanimously passed.

Adjournment:

Terry Kincaid made a motion to adjourn at 9:40 a.m. Bob Ostrom seconded the motion. Unanimously passed.