

**OSPREY POINT AT GULF HARBOUR HOMEOWNERS
ASSOCIATION
EMERGENCY BOARD OF DIRECTORS MEETING
October 25, 2007
Minutes**

Call to Order/ Establish Quorum/ Proof of Notice: With the meeting being called to order on October 25, 2007 at 4:00 p.m., at the home of Robert Ostrom. A total of 4 members were represented in attendance. Those members of the Board of Directors present were Bob Ostrom, Terry Kincaid, Ben Romolino, 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

Approval of Minutes - Terry Kincaid made a motion to approve the minutes of the Emergency Board of Directors Meeting on January 29, 2007 as written. The motion was seconded by Ron De Angelo. The motion was unanimously passed.

President's Report – Bob Ostrom gave previous background information on the South Florida Water Management permit for our lake. He also gave information on the Pulte offer of \$5,000.00 as partial payment for work done on our lake shoreline restoration. He explained that while this is a procedural issue that Pulte did not take care of years ago, when we transfer the SFWMD permit (now in Pulte's name) to Osprey Point (as owners of the lake), Osprey Point there will be some assumption of liability that goes with owning this lake. The board also discussed our irrigation pump and the fact that it was not permitted by WCI or Pulte either and that issue is pending as WCI recently installed flow meters on all Gulf Harbour irrigation pumps to comply with the SFWMD requirements. This is a precarious situation since Osprey Point owns a pump, but does not pump irrigation water out of the lake that belongs to the HOA. This is an ongoing issue.

Terry Kincaid made a motion to transfer ownership of the South Florida Water Management permit in Pulte's name to Osprey Point contingent upon receipt of the Pulte's offer of \$5,000.00. The motion was seconded by Ben Romolino. The motion was unanimously passed.

New Business – Bob Ostrom said he would have two signs installed at the ends of the lake. This is necessary to fulfill the requirement of our insurance carrier to remove or distance the association from liability.

Bob Ostrom was approached by Osprey Landings and Crescent Cove to have Osprey Point participate with them in an agreement for pest control and power washing roofs of all the communities. This would give all the communities savings. Terry Kincaid recommended reviewing this proposal further, especially how much will it cost Osprey Point. Bob Ostrom will go back to the communities with our reply.

Adjournment - Terry Kincaid motioned the meeting adjourn at 4:45 pm. Ron De Angelo seconded the motion. Unanimously passed.