

OSPREY POINTE ASSOCIATION, INC.
13775 OSPREY POINTE DRIVE,
JACKSONVILLE, FL 32224
March 5th, 2013
7:05PM
Meeting Duration: 1h 54min

Board Members: Linda Alexander, Sydney Rossetti, Jay Rhue, Lauren Schaefer, Mike Guida, Nicole Strong, Steve Verbanic, Nancy Bannister

Property Manager – Karen Floyd in attendance

Absent: Ron Stocum – Absent, Vacation

Community members: Tony Long, Jeanie Bankert, John Alexander, Becky Rooker, Linda Volmer

Jeanie Bankert – offered to build neighborhood mailbox, concerned about the Boards enforcement of the C&R and ARC.

Committee Chair: Mike Guida, Scott Holder, Lauren Schaefer, Steve Verbanic

Meeting Started at 7:05PM

Homeowner Guests

Jeanie Bankert: Concerned about the violations and ensure that homeowners are following C&R guidelines and ARC.

Portable Library for the community: Books will be donated by the community. Jeanie is researching this idea. Need ideas on where to place the Book Drop box. She will build the box and work with the Board for ideal placement location

Linda Alexander – Addressed Jeanie Bankert concerns on C&R and ARC guidelines and violations. Letters will be toned down to just reminders and warnings.

Committees

Governing Documents – Scott Holder

Governing Docs: Files are in PDF and we cannot edit these files due to the fact that these are copied files. Word documents can be edited C&R is PDF document. He located someone to do the transcription. Scott received a quote of 4.00 per page. Project is approved for 500.00.

Dog Park: Getting bids on holding gate for Dog Park. Price on the dog gate is around 3,700.00. Neighboring home owners are ok with the idea. Looking to fund this project through donations. No one is objecting the dog park.

Scott will present official plans to the Board on 4/2. He would like to fund it through donations and dedicate memorial bricks for these homeowners

Estimate for the dog park is around \$3700.00 – includes cement, gates and water. He is researching gate access for homeowners via card reader or key system.

Traffic Calming: He reached out to JSO, they are working on placing a speed limit detection trailer on the premises to log the actual speed. He researched lowering speed limit and will require city council review.

Projection TV System: Ron Stocum located a TV(projector and screen) for this project. Looking to get TV(video projector) stand and DVD player and sound system. Mike can donate DVD player (no BlueRay)

Clubhouse & Tennis Court: Committee Chair: Nancy Banister:

Vandalism: Clubhouse playground vandalism occurred. This was the 2nd time since last summer. Multiple safety boards were torn off and repairs were being done by Bruce. Sydney Rossetti made new cover for the playground.

Ladies Room Door: Pool Workers removed the door, Bruce Tucker recommended OP provide key to the workers while work is going on.

All agreed we need to review the current camera positions and look at additional lighting over the play area.

Steve Verbanic suggested speak with Russell – Florida Bonded

Mike researched with Bruce Tucker to install motion light on the peak of clubhouse, 300.00 to complete the installation.

Motion 030513-01: Motion to approved 325.00 expense to install motion light, Seconded by Jay Rhue

Tennis Court Locks – Sydney noted locks are sticking and need to be replaced. One gate has broken lock

Landscape Committee Chair: Mike Guida, Ron Stocum (absent)

Landscape Walk Through was completed with Kevin Patton. Early April Patton will start removing the Oak leaves.

Mike has tentative date of April 15th to replace all mulch the property. Patton Enterprises will be bidding on this project.

Accident Tree – Will be grinded next week. Shrubs will be replaced with Boxwood azaleas'

Projected Projects: Mike will present at next board meeting.

Pool Area Palm Trees: Trees will be removed due to the debris from these getting into the pool filtration system. Mike getting bids from Tree Masters on removal and stump grinding the two palm trees

Communications Committee Chair: Steve Verbanic

Neighborhood Link Web Site: Request to clean up the neighborhood link web site. Steve Verbanic suggested sending newsletter and flyers out electronic and mail.

Newsletter target was March 15th –

Neighborhood Link – Access is not completed

Board approved 2 month expense access to clean up the web site.

Activities Committee Chair – Lauren Schaefer

Lauren has April 23rd scheduled for the Spring Fling. Request volunteers

All previous coordinated plans have been discarded.

Facebook mailbox is established: OP_Activities@yahoo.com

Posting on Facebook: Yard Sale, Board Meetings, SWABS, Halloween, Christmas, Easter, Memorial Day, and Summer Barbeque.

SWABS name needs to be changed due to insurance needs. We requested the coordinator change the name and remove any reference to alcohol and advertise a theme night as an alternative. Becky Rooker agreed to change the name for this reason.

Lauren Schaefer noted to meet clubhouse use guidelines, that coordinators file a rental agreement for the clubhouse since this is a scheduled activity. (This does not make sense).

Insurance Policy Update: Lauren had it reviewed, that we are not covered for medical expenses for anyone on attending Yoga classes and other activities.

Waiver is provided already

Package is on file with Marvin Management.

ARC Committee Chair: Lenny Boot: Absent No report

Meeting Minutes and Financials:**Aged Receivables: Financials Review**

Joseph Bend is paying down their balance but they are in bankruptcy.

Fletcher: Have not paid dues or fines. They are currently liened

Lydia Martin-Barnes – all fines and need to revisit homeowner on payment plan.

Perry - All legal fees from Tim Franklin- on revised bill- now do not include other homeowner activity.

Santiago – Sent in Payment plan, board requested to send approval response. Karen will contact homeowner to approve payment plan.

Motion: 030513-02: Lauren Schaefer made motion to approve financials. Seconded by Sydney Rossetti **Motion passed**

Motion: 030513-03: Motion by Mike Guida to approve meeting minutes. Seconded by Sydney Rossetti: **Motion Passed**

Property Manager's Report:

Karen Floyd noted all work in progress. Monthly financial statements provided and reviewed by board. Property Managers report is being discussed under the Financials, Old Business and New business agenda items this month.

Old Business:

Accident Update: We have received 325.00 dollars from the driver insurance company

For removal and replacement of the tree, grinding stump and replacing with new plants and mulch

Tennis Courts: 1375.00 has been spent on the courts. Spores have been removed and board is reviewing the options on the warranty repair. Warranty is no longer active, Osprey Pointe to review original quote and whether correct surface preparation was done before new tennis court surface was installed. OP will monitor the surface after recent repairs.

Lawsuit: Lauren Schaefer questioned the status of the 2nd lawsuit regarding the person that fell in the bushes near the OP pool. Duval Courts web site shows that there is a settlement in progress. Our insurance company is handling this case.

Homeowner Violations and Procedures:

Lauren reviewed the list; five homeowners need a reminder letter from the list. Noted new homeowner with boat in driveway. Checking on status on the Welcome packet and whether owner has the C&R, By-Laws and ARC.

Nicole Strong; Suggested set schedule on inspections. She also suggested a notice to homeowners of inspections. Board agreed with property manager that the 1st week of the each month. We will post notification to Homeowners in the future.

Florida Friendly Lawns, new legislation has been passed that will impact multiple communities with HOA's managing them Linda Alexander has received an offer from Master Gardner to speak to the association and schedule a lawn maintenance seminar to homeowners. She will get dates and schedule seminar.

Osprey Pointe vs. Perry

Lauren Schaefer requested to close the meeting due the Perry Case issues.

Linda Alexander has reviewed the case and judgment and the solution provided by the courts does not meet the state standards for pool safety as a primary guard.

Also noted that the pool cover and baby barrier guard are not listed as approved ARC items.

Perry Case: Karen Floyd noted Tim Franklin send 2nd revised proposal to the Perry's without the review or approval of the Osprey Pointe Board.

Mike noted that the two letters were sent in error by our attorney Tim Franklin. It was noted that the Osprey Pointe board needs to review all letters that have settlement language.

Linda noted that the judgment will not meet the state requirements if we order a "Baby guard" or Pool Cover or screen enclosure.

Tony Long indicated that we follow Judge's ruling.

Multiple requests have been sent to mediate this issue with the Perry's.

Board agreed to the revised Tim Franklin legal charge invoice on the Perry case.

Linda Alexander presented options. Accept financial judgment and pay 4820.00.

Jeanie Bankert noted that no lake front property has ever been granted a fence. She noted this sets a precedent and that Mr. Perry did not abide by our C&R.

Sydney Rossetti noted we have to enforce the judge's ruling. Mr. Perry noted he had issues meeting the deadline due to construction issues. There was research done on the Pool cover and baby barrier fence options.

It was noted by Linda Alexander that the judges solution for Mr. Perry do not meet the state requirements for pool safety.

Nicole Strong: We are working on the changing the C&R, is there a way to offer a grace period option to the Perry's' while the OP HOA works with the Perry's on the C&R change proposition.

Sydney made reference that the C&R be changed with the very specific language on fencing requirements. Specifically, those lake front lots be allowed "black wrought iron, pool / patio perimeter fencing only.

Mike asked that Linda speak with Perry's and work with Scott Holder on expediting the C&R change and get this through in a specific timeline.

Linda will schedule a meeting with the Perry's to discuss the C&R proposal change while board researches the pool cover, baby barrier issue mandated by Judge Moran. Linda to provide update via email to the board

Motion: 030513-05: Motion to adjourn meeting made by Linda Alexander, seconded Lauren Schaefer. Meeting adjourned at 8:58 PM.