

**OSPREY POINTE
ASSOCIATION, INC.
MINUTES
Board of Directors Meeting
March 4, 2014**

1. CALL TO ORDER:

The President, Ronald Stocum, called the meeting to order at 7:06p.m at the Osprey Pointe Clubhouse, 13775 Osprey Point Drive, Jacksonville, FL 32224.

2. DETERMINATION OF A QUORUM:

Present were Board Members: Ronald Stocum, Jay Rhue, Scot Bayne, Paulette Longmire, Nancy Banister and Larry Wolfson, via the telephone. The President announced that a quorum was present. Karen Floyd represented the Management Company.

Community Members Present: Lauren Schaefer, Sydney Rossetti, Larry McKay, Donald & Mary Mikush. ARC members Lenny Boot and Steve Wallis were also in attendance.

3. APPROVAL OF MEETING MINUTES:

a. On a motion made by Scot Bayne, seconded by Paulette Longmire, to approve the minutes of the February 4, 2014, Board Meeting, the vote was unanimous.

4. APPROVAL OF FINANCIAL STATEMENT:

On a motion made by Nancy Banister, seconded by Scot Bayne, to approve the financial statement for February 2014, the vote was unanimous.

5. ARC Committee Report:

ARC Meeting Results from 2-25-14

Meeting attended by Lenny Boot, Steve Wallis, Darl Hood, and Jay Rhue.

Homeowner in attendance - Kay Hawkins

The following are the results of the meeting:

1.) Bayne - 2116 Avian Pl.- application pending, we request a sample board of the finished product of what the driveway will look like once product has cured. 2.) Approved, replacing of two dead palm trees. We want to know, for the record, what is being used as replacements.

3.) Perrone- 13555 Osprey Pt Dr. - approved, tree trimming.

4.) Klitch - 2130 Rio Mar Ct. - approved, house painting

5.) Wayne & Hawkins - 13520 Osprey Pt. Dr. - approved, pool install

6.) Mitchem - 2364 Foxhaven Dr N.- approved, front doot painting

7.) Meola - 13412 Foxhaven Dr N.- approved, removal and replacement of palms trees in front yard

8.) Patrick - 2132 Avian Pl. - approved, removal of pine trees

All 3 committee members and 1 board member were present to look at each application.

Donald & Mary Mikush attended the meeting to discuss the ARC's approval of the installation of a tree house, by their neighbors, at 2368 Osprey Lake Drive. Mrs. Mikush stated that the tree house, as approved, will be within 6-feet of her property. She thinks that this is against the Covenants and Restrictions and that the structure is a playhouse not a tree house. After further discussion Lenny Boot, ARC Chairperson, stated that the committee would revisit the issue by meeting with both parties again.

6. **PROPERTY MANAGER'S REPORT:**

a. Per the vote of the board at the February board meeting the owners of the following properties were sent intent to lien letters, dated February 6, 2014:

- 2118NC
- 13444FDS
- 2191AP
- 2347FDW
- 2409FDW
- 2401FDW
- 2341FDW

The owner of 2118NC has paid in full since receiving the intent to lien letter. The remaining owners have until March 21, 2014 to pay in full or to secure a payment arrangement, if they do not a lien will be placed on the property and an intent to foreclose letter will be sent to the owner.

b. 6-8 more mushroom spores were repaired on the tennis courts for a cost of \$420.00.

c. Replacement rollers for the tennis court equipment have been ordered and should be in shortly.

d. Attached are 2 proposals that were obtained for the installation of a new card access control system:

- Commercial Security Services---\$11,475.00.
- The Gate Store---\$12,233.48

I requested a proposal from North Florida Systems but he was unable to provide a proposal prior to tonight's meeting.

On a motion made by Paulette Longmire, seconded by Jay Rhue, to approve the proposal from Commercial Security Services in the amount of \$11,475.00, the vote was unanimous.

e. I obtained a proposal from Patton Enterprises for the enhancement of the two planters under the Osprey Pointe Entrance Signs. The proposal is attached.

Ronald Stocum stated that he thought the bid was too high and that the area in question needed more color. Ronald Stocum and Paulette Longmire will head up a committee and gather volunteers from the community to help with the enhancement.

f. The preparation of the association's tax return for year ending 2013 has been completed for a cost of \$150.00.

7. OLD BUSINESS:

a. Perry Pool Fence Case:

On a motion made by Scot Bayne, seconded by Paulette Longmire, to reject Mr. Perry's settlement offer of February 17, 2014, the vote was unanimous.

8. Committee Reports:

a. Clubhouse Committee:

Nancy Banister stated that there was 1 paid rental, 5 committee meetings and Yoga classes held at the clubhouse in February.

Replacement of the pool furniture was discussed.

b. Landscape Committee: Mike Guida

No report was given.

c. Communications Committee: Paulette Longmire

The March Newsletter is almost completed and will be distributed to the membership sometime this week. A Homeowner Directory Information Update Form will be included in the newsletter. Paulette Longmire will look into obtaining a sponsor for the cost of the printing of the updated directory.

d. Activities Committee:

- Only one person attended the meeting regarding childcare services for members attending adult community events.
- Robert Steel is working on installing locks for the cabinets in the board meeting room.

9. NEW BUSINESS:

a. Yoga Classes:

On a motion made by Scot Bayne, seconded by Nancy Banister, to approve the use of the clubhouse by Lisa Long for the purpose of holding Yoga Classes, beginning the 1st week of March and continuing through the last week of May, the vote was unanimous.

b. Tennis Court Resurfacing:

The board is still working on preparing a survey to send to the membership.

c. Violations:

Ron Stocum stated that he thinks that there needs to be more discussion regarding the “Violations Procedure” Letter before it is published to the membership. Ron further stated that the letter’s tone needed to be further softened. Scot Bayne stated that he felt that a weekly inspection of the community was unnecessary and thought that bi-monthly inspections were sufficient.

The board will forward their recommendations to Tony Long regarding additional revisions to the letter.

The board is still looking for volunteers to serve on the Violations Review Committee.

d. Clubhouse Renovations Report:

**Osprey Pointe Clubhouse Renovations Wish List
Report to the Osprey Pointe Board of Directors
February 22, 2014**

Four Osprey Pointe Homeowners met at the clubhouse on Thursday, February 20 to begin discussing renovations to the interior. Lauren Schaefer, Lisa Long, Becky Rooker, and Sydney Rossetti discussed much needed improvements and renovations. We put together a comprehensive list of improvements with the understanding that we would then prioritize immediate needs vs. future needs, and we ask that the board consider those future needs later in the year when planning next year's budget. Most notably, the clubhouse bathrooms will eventually need a complete re-do. We would like to ask the board to add a “bathrooms” line to the reserve schedule starting in 2015. Below is the complete list – items with an asterisk are our first priority.

BATHROOMS -

- *Professionally clean, re-grout, and seal the floors and shower areas. (We will get bids and present them to the board for approval)
- *Replace wall tiles with vinyl wainscoting product (Sydney will research this with a neighbor who works for Dupont. We will also find out if the tiles need to be replaced or if the wainscoting can be installed over)
- *Remove wallpaper and paint walls (Robert?)
- *Install some sort of drop front in front of sinks to hide pipes
- Replace countertops
- Replace stall walls
- Replace toilets
- Replace sinks
- Replace lighting
- Replace floor and shower tiles

Note: The first four items should be a fairly economical way to improve the condition of the bathrooms this year, but we will need to budget for future needs.

CLUBHOUSE -

- *Research the possibility of knocking down walls to expand the usable space in the clubhouse. We would like to move the items in the storage area into the attic, office, and conference room

cabinets. Then we would knock down the wall to open up that space for clubhouse use. We would also like to remove the glass doors into the conference room and widen the opening into that room as well. Lastly we would like to open up the wall that is just to the left of the entry way as you enter the clubhouse front door. We will check with some of our neighbors who are in the construction business (Lenny Boot, Tim Mercurio, Robert Steel) to see if this is possible, or if any of these walls are weight bearing. We believe that it would really open up the space for better use if it can be done. We also believe that this would be the time to do it considering we really need to replace the flooring.

- ***Replace flooring – this is really a huge priority. We discussed replacing the carpet, wood, and tile flooring (in the kitchen) with a wood floor product. The same flooring would be in the kitchen, main room, entryway, conference room, hallway down to the bathrooms, and if possible the newly opened up storage room. Sydney asked a friend who has sold flooring for years for her best suggestion, and the product she recommends is called Hybrid from Metroflor. It is quiet, comfortable, affordable, and durable – easy to maintain and apparently easy to install (no adhesive required). Sydney will work on getting bids to bring to the board for approval.**
- ***Painting – all walls and trims**
- ***Furnishings – Other neighbors have expressed an interest in helping with the renovations project, and we will ask them to research furniture and then propose those purchases for the board's approval. Sydney will contact neighbors who have expressed an interest and set a convenient meeting date.**
- ***Flat screen TV and music system – These types of amenities are available in newer communities and should be available in our clubhouse also.**
- **Replace entry way light fixture**
- **Replace all ceiling fans with fans that include light kits**
- **Possibly add dimmers to light switches, and determine what some of the switches are for**
- **Remove all existing artwork (it is faded!) and replace. We would like to make this a community project. Some of our neighbors are very talented artists, and we want to invite them to help decorate our community clubhouse with their artwork. One neighbor suggested that we have a “kids art” area where some of the youngest artists of Osprey Pointe could show off their talents.**
- **Remove dishwasher – who really uses it anyway? - replace with open shelving**
- **Window Treatments – OK, it might only be important to Sydney (who makes window treatments for a living), but they can really finish off an interior! Labor to be donated if materials costs are approved by the board.**

The Clubhouse Renovations Committee will contact Lenny Boot to determine if certain walls in the clubhouse can be removed and will also begin securing proposals for the renovation project.

10. ADJOURNMENT:

On a motion made by Larry Wolfson, seconded by Scot Bayne, to adjourn the meeting at 8:46PM, the vote was unanimous.

Approved By: -----