



January 2009  
Volume 10 Issue 1

# The Osprey Flyer

## Your New (Old) Board

At the last Annual Homeowner's Meeting held this past November 6<sup>th</sup>, we were unable to establish the required quorum to have an official meeting. In addition, there were only three community members interested in pursuing Board positions. All were existing Board members.

As a result the 2008 board was carried over with each Board member given the opportunity to resign. To this point we have had two Board members resign and one that has abstained from resigning.

Therefore your current board consists of the following members;



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Mike Guida - President  
Jeanie Bankert - Vice President  
Ron Stocum - Secretary  
Sydney Rossetti - Treasurer  
Nancy Bannister  
Tony Presto  
Max Griffin

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**Board meetings are held the first Tuesday of every month at 7PM. All community members are welcome to attend.**

## Clubhouse Repair Update

As you may have noticed, the clubhouse is currently under repair. Several years ago it was determined that the columns along the back patio were in disrepair due to poor construction, water intrusion, and termite damage. Temporary braces were used to strengthen them. A few months ago the clubhouse roof had a leak, and when the roofer repaired it, he advised us that we would need to replace the roof within the next year or two. With this in mind, the board decided that we needed to complete the permanent column repairs immediately in order to be assured that the roof will be appropriately supported. We also examined the columns that support the front entrance to the clubhouse, and discovered that they were severely damaged as well. Bids were obtained and a contractor was selected to remove the stucco, build concrete bases beneath the support beams (these were omitted from the original construction – a building code violation that was never detected), rebuild the support beams, and re-stucco the columns. We also obtained an attractive price to paint the clubhouse exterior.

As the construction work began, it was soon discovered that the structural damage to the columns and other parts of the building are worse than anticipated. The good news is that there is no current evidence of termites, which we can conclude is thanks to a change to the Termidor termite treatment several years ago. The bad news is that the column repair project will run over budget. In addition, the engineer working with the General Contractor identified other potential areas of the clubhouse walls that need further investigation to insure that there is no further water intrusion and termite damage.

With this information, the board has decided to complete the repair of the columns and enlist the assistance of some of our homeowners. We met with Mike Wolz, a licensed engineer, and Lenny Boot, a licensed general contractor, who volunteered their time to do an initial assessment and will do a more thorough assessment in the coming weeks. Thank you Mike and Lenny for your time and expertise.



We will keep you posted as the project progresses.

## Financial Summary 2008



We began the year with a surplus of \$23,070 in unspent money from prior year's operating budgets. The board decided to use some of this money to pay for a tree trimming project that was badly needed. At year's end, the annual operating expenses were over budget by an additional 3% (mostly due to large increases in utility costs, and other miscellaneous increases). These expenditures will decrease our surplus by approximately \$11,250. As we planned the budget for 2009, we found it necessary to increase our annual dues by \$30 in order to meet our annual operating needs.



## Newsletter Update

As you have noticed, we are back in print with "The Osprey Flyer". As you all are aware, we have some opportunities to improve on the consistency of getting the newsletter back in circulation. It is our intent to publish the newsletter quarterly.

Submissions from Osprey Pointe residents are welcome. Contact Sydney Rossetti at jjros-set@comcast.net or 220-3595. The deadline for the next newsletter is April 10<sup>th</sup>.

Do you have news that you would like to share with your neighbors, such as a child's graduation or other accomplishments? Please let us know!

**Editorial Policy:** Letters to the editor or articles may be printed anonymously; however, they must be submitted with a homeowner's name, and either telephone number or e-mail address in case clarification is needed.

**Classified ad policy:** Free for homeowners, non-homeowners may post an ad for \$5/line or \$10/business card ad.



## Osprey Pointe Handbook

The Osprey Pointe Handbook has been completely revised and updated, and is available on CD or in print form. This handbook is a comprehensive resource for information about our neighborhood and includes updated clubhouse rental policies, revised ARC criteria and guidelines, governing documents, and more. Homeowners who attended the annual meeting in November were given a copy, and others have been distributed since then. If you have not yet received yours, Tamiko Stumpe will have them available for you to pick up at our next board meeting on Tuesday, February 3<sup>rd</sup> at the clubhouse.

## ARC Committee Appointed

For those who have ever been involved in the business of a deed restricted community such as the one we live in, you would know that one of the tougher positions is to be a member of the ARC or Architectural Review Committee.

These volunteer members are the decision makers in approving requests made by homeowners who are interested in making changes to the exterior of their homes and landscaping. Our ARC committee for the 2009 consists of Les Sutton- Chair, Larry McKay and Jim Kehres.

If you are interesting in making any changes to the exterior of your home or landscaping, the ARC guidelines can be found on the Osprey Pointe website along with the appropriate application form.

If you have any questions regarding the ARC process, you may also contact our Property Manager, Karen Floyd at 249-8599.

## Holiday Lights

This was the second season that we have strung lights from our beautiful tree canopy for the holiday season. The lights were hung by a group of great neighbors on December 6<sup>th</sup> and taken down on January 3<sup>rd</sup>.

Food was provided by Nancy Banister and our help team consisted of the following individuals;

Linda Vollmer  
Ron Stocum  
Mike Guida  
Kent and Tamiko Stumpe  
Les Sutton  
Harlan and Jeanie Bankert  
Tony Long  
Jay Rhue  
Chris and Christopher Webster  
John and Sara McClow  
Moker Jarrett  
Ed Rock  
Rodney and Elizabeth Walsh



**A very large thanks to all of our volunteers. My apologies if I missed anyone.**

**Reminder!**

Other items to mention or reminders ...

**\*Welcome to Osprey Pointe!** Ron and Deb Reynolds of 13405 Foxhaven Dr. N.

**\*Reminder** - To avoid late fees, please pay the first installment of your Association fee by January 31.

**\*The clubhouse** will remain **closed** for rental until the column repair project is completed. **The new rental fee will be \$85.00.**

## CLASSIFIED ADS



House Cleaning Services?

Rita Leite 993-6890

References available from people in your neighborhood

## Business Spotlight

**BO-OT**

**CONSTRUCTION SERVICES, INC.**

Residential and Commercial

Custom Remodeling. New Home. Additions

Customer care is our priority. Serving the Beaches for 10 years.

**904-220-6082**

Lenny Boot Owner & Building Contractor      CBC1253123

\*\*\*Estimates are Free

**Discount to our Osprey Pointe neighbors**



OSPREY POINTE  
ASSOCIATION, INC.

13775 Osprey Point Drive  
Jacksonville, FL 32224

## CONTACTS

### Management

Karen Floyd  
Marvin & Floyd Realty, Inc.  
Phone: 249-8599 ext. 224  
Fax: 249-8598  
Email: karen-floyd@marvin-group.com

### Board of Directors

Mike Guida, **President** – 221-7405, mpg427@aol.com  
Jeanie Bankert, **Vice President** – 221-4404, yoyo-max@aol.com  
Ron Stocum, **Secretary** – 220-9610, stocume@bellsouth.net  
Sydney Rossetti, **Treasurer** – 220-3595, jjrosset@comcast.net  
Nancy Banister—Director  
Max Griffin—Director  
Tony Presto—Director

### Committees

Activities Committee:  
Chairs: Missy & Jim Kehres – 221-2610,  
jim.kehres@nfloridasystems.com

Architectural Review Committee:

Chair: Les Sutton – 993-4160

Budget & Finance Committee:  
Chair: Sydney Rossetti – 220-3595, jjrosset@comcast.net

Clubhouse/Pool Committee:  
Chair: Nancy Banister – 220-1441, banister1443@bellsouth.net

Communications Committee:  
Chair: Open.

Flag Committee:  
Official Caretaker: Joe Valsi – 221-7644, joevalsi@comcast.net

Landscape & Lakes Committee:

Chair: Mike Guida – 221-7405, mpg427@aol.com

Violations Review Committee:

Chair: Open

### Clubs

Book Club:  
Linda McNulty – 221-4506

Play Group:  
Mary Ann Miller – 220-3430



WE'RE ON THE WEB!  
WWW.NEIGHBORHOODLINK.COM/JACKSONVILLE/OPOINTE