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**Osprey Landing at Gulf Harbour Homeowners Association, Inc.**

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**Meeting Date:** Monday, May 4, 2009

**Time:** 4:00 PM

**Location:** Gulf Harbour Club House

**Purpose:** Board of Directors Meeting

**Present:** Marianne Crouch, Rita Keltner and John DeMaria

**Also Present:** Don Taliaferro and Krystal Smith from Detali & Associates

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**Call to Order:**

John DeMaria called the meeting to order at 4:00 PM.

**Establish Quorum:**

Three Board Members were present, thereby establishing a quorum.

**Reading and Disposal of Unapproved Minutes:**

John DeMaria asked for a motion to approve the minutes of the March 5, 2009 Board Meeting as presented.

***A motion was made by Rita Keltner to approve the minutes as presented, seconded by Marianne Crouch and the motion passed unanimously.***

**Financial Report:**

The Board reviewed the March 2009 financial reports prepared by Detali & Associates. John Demaria announced that several line items were over budget at this time. Legal and postage were over budget due to the amendments to the by laws that were completed last year. Irrigation was also over budget due to some problems that were experienced early in 2009.

There was a questioned regarding the accounts receivable due from the Gulf Harbour Master Association. The March bill seems much higher than the past several months. Detali will research the reason for the increase.

A discussion took place regarding the new water restrictions. The community is now watering twice a week. The master association expects the available water to increase in approximately 4-6 weeks.

**New Business:**

**Household Delinquencies:**

John DeMaria discussed the collection problems in the community. The Bland home is several months behind with Association fees and the community is experiencing that this home is not being taken care of. Rita Keltner suggested that John contact the attorney and find out where the account currently is in the collection process. John will also question the attorney as to what the Board should do about the pool and landscaping.

Management also reported that there are five other households that owe assessments for one quarter. Krystal asked the Board if they would like to forward these accounts to collections or if they would like to work with the owners that are trying to make payments on their accounts.

Rita Keltner took the position that the Association should not send owners to the attorney if they are only one quarter behind in dues.

John DeMaria will contact Chris Shields for suggestion.

**ARC Responses:**

The Board questioned the status of a few ARC requests that were outstanding. Krystal Smith explained that she had been going back and forth with Suitor on requests for Riggs and Wilson but does not have an approval as of now. Jenny Wilson went to Suitor and got the approval today.

John DeMaria asked Rita to contact Jed Deegan regarding his suggestions to streamline the ARC process.

John DeMaria distributed an updated email and emergency contact list to the Board of Directors. This list has been updated for the Board so owners can be contacted in the event of a hurricane.

Marianne questioned if this list can be used as an owner directory. Stephanie Freeman explained that this causes a lot of problems last year owners were very upset when their emails were given out. Liz Harris commented that security should have a copy of the list to use in emergency situations.

A roster will be emailed to owners with names and addresses only.

**Holiday Tree:**

Stephanie Freeman spoke about the upcoming Holiday Tree Event. The event is a charity event for the Memorial fund. This year there will be ten homes that are going to be lit for the tree lighting. All communities and clubs in Gulf Harbour are being asked to decorate a tree to be auctioned off on December 4. Stephanie asked Osprey Landings to commit to decorating a tree. Rita agreed to commit to a five foot tree and will work on putting a committee together to decorate.

**Detail Response:**

John DeMaria commented that a few residents have complained about not getting a return call or email when contacting management. Don Taliaferro explained that additional staff has been hired to assist with the calls coming in and this should no longer be an issue.

**Other Business:**

A discussion took place regarding the new water restrictions. The community is now watering twice a week. The master association expects the available water to increase in approximately 4-6 weeks.

Marianne Crouch questioned the quality of mulch that has been put down in the past. Several owners commented that there are problems with the mulch being too thick and causing problems with the planting. Management will contact Everyday Maintenance and have them look at the mulch and make suggestions for next year.

John DeMaria questioned tree trimming. Krystal presented a bid from Twin Palms Tree Service for trimming. They suggest trimming of coconut palms twice a year and the remainder of the trees in the community once a year. The Board suggested everyone continue to watch the trees and trim when needed. Management will also keep an eye on the community.

**Adjournment:**

***John DeMaria made a motion to adjourn the meeting at 5:13 PM; the motion was seconded by Marianne Crouch and passed unanimously.***