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

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**Meeting Date:** Thursday March 13, 2008

**Time:** 8:30 AM

**Location:** Gulf Harbour (old) Sales Center

**Purpose:** Board of Directors Meeting

**Present:** Bill Cole, Stephanie Freeman, Arnie Harris, Bob Gafvert and Fran Kelly

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**Also Present:**

Michelle Pacitto (Detali & Associates), Don Taliferro (Detali & Associates), Earl Freeman, Jenny Wilson, Barbara Maxim, Liz Harris, Bill Crouch, Jeff Fournace, Phyllis Fried, Duane Bingel and Sam Schiphorst of Crescent Cove.

**Call to Order:**

Stephanie Freeman called the meeting to order at 8:30 AM.

**Establish Quorum:**

All Board Members were present thereby representing a quorum.

**Approval of Minutes from November 15, 2007:**

Bob Gafvert moved to approve the minutes of the November 15, 2007 Board Meeting as presented. Arnie Harris seconded the motion and the motion carried unanimously.

**Ratification of Officer Nominations:**

Stephanie Freeman noted that the Board Members agreed by mutual consent to have the same officer positions for 2008 which previously were in place for 2007:

President	-	Stephanie Freeman
Vice President	-	Arnie Harris
Secretary/Treasurer	-	Fran Kelly

Fran Kelly moved to accept the officer nominations as presented. Bob Gafvert seconded the motion and the motion carried without exception.

**Treasurer's Report:**

Fran Kelly gave an overview of the financial report through the end of January. Stephanie Freeman thanked Bob Gafvert and his team of volunteers: Joe Jenkins, Joe Oleska and Bill Edelbeck for all of their hard work and effort in regards to the new mailbox installations.

**ARC Committee:**

Stephanie Freeman noted that Bob Gafvert and Arnie Harris were co-chairing the Architectural Review Committee. Arnie Harris noted that a survey regarding pavers was sent out to all owners and the results are as follows:

23	In favor of pavers
1	Not Sure
12	No response
4	Not in favor of pavers

Owners responding were split on the types of patterns and more were in favor of sealing the pavers than not. Bob Gafvert noted that Joe Mitchell of Paver Pro recommended sealing due to the oil stains, tires, etc that are associated with driveways.

Mrs. Freeman summarized the paver issue as follows:

1. The majority of the owners were in favor of the pavers.
2. The Architectural Review Committee was in favor of staying within the color scheme of the four colors originally presented.
3. The same standard paver will be approved for all and each owner wanting to install needs to go apply to the OL Board as well as the Master Association Architectural Review Board.
4. Guidelines for the Paver Installation will be put on the OL website.

Fran Kelly moved to adopt the guidelines as recommended by the Architectural Review Committee. Bill Cole seconded the motion and the motion carried without exception.

Bob Gafvert added that owners wishing to move forward with the paver installations should communicate with other owners and try to get a group rate.

**Documents:**

Stephanie Freeman noted that Arnie Harris was heading up the committee to review the Documents and that she had some commentaries from Duane Bingel to pass along to him. Arnie will speak to all Board Members by mid-May regarding changes and all comments should be forwarded to Mr. Harris.

**Block Party:**

It was noted that the annual block party would be held on Sunday, April 6<sup>th</sup> at 4PM.

**Otters:**

Stephanie Freeman cautioned those present that there were otters in the lake and that they do have a tendency to bite and go after dogs and people. Mrs. Freeman also noted that no one should feed the otters as they can be dangerous. Management will send a letter to the Master Association regarding putting information on Channel 95.

**New Business:**

Duane Bingel reminded the Board members of a letter he wrote them about a year ago regarding the noise from the aerator in the lake behind his home. Stephanie Freeman referred to the Master Association's policy in the past regarding noise issues which was explained by Management: any noise complaints should be brought to the attention of the individual Board who should survey those in the area and make a recommendation to the Master Board based on the majority of affected owners. Mrs. Freeman noted that this policy was followed by the OL Board after receiving Mr. Bingel's letter of complaint and followed up with a letter of response to Mr. Bingel.

Mr. Bingel was now looking for a response as to why the other aerator was moved due to a noise complaint. Mrs. Freeman noted that the Association was not informed of this occurrence by the Master Association and asked Management to send a letter to the Master Board about their change in protocol. Mr. Bingel referred to section 8.4 of the Documents regarding nuisances. Mrs. Freeman reminded Mr. Bingel that those Documents covered the OL lots, not the property of other Associations.

**Adjournment:**

Arnie Harris moved to adjourn the meeting at 9:12 AM. Stephanie Freeman seconded the motion and the motion carried unanimously.