



**Osprey Cove
ARCHITECTURAL REVIEW BOARD
Thursday August 21st 2025 at 6:30PM
Located within Osprey Cove Clubhouse and available remotely via Zoom**

MEETING MINUTES

Call to Order

The meeting was called to order at 6:40PM by T. Black. The Zoom meeting was opened to remote attendees at the same time.

Determination of a Quorum / Roll Call

Present: T. Black, J. Dreusicke, and S. Boone and J. Polites president of the HOA. A quorum was determined to be achieved.

Proof of Notice of Meeting

Notice of the meeting was posted in the guard shack, the clubhouse and sent to members by email.

Approval of previous ARB Meeting Minutes

Approval of previous ARB Meeting Minutes recommended.

Motion to approve June 24, 2025 ARB meeting minutes made by: J. Dreusicke
Second by T. Beddows
Approved: unanimously approved
Motion carried

Old Business

n/a

New Business (in the order received)

9790 SE Crape Myrtle – roof replacement

The ARB has reviewed the application for a roof replacement. The application contains a new disclaimer from the contractor shifting risk for property damage from contractor to homeowner and ARB. Based on Osprey Cove Covenants 9.4.7.3(a). On 08/21/2025 the homeowner submitted a revised disclaimer removing the homeowner from the release of liability and also submitted page 2 of the contractor proposal. A review of the now-complete package determined all was in order.

Motion to approve commencement made by: T. Beddows

Second:
Approved:
Motion carried

J. Dreusicke
unanimously approved

9942 SE Osprey Pointe Drive – final roof inspection

The final roof inspection was scheduled by Sean and conducted with Tracy on 08/21/2025. A final inspection of the roof, protrusions, and gutters was performed. ARB recommends deposit return.

10062 SE Osprey Pointe Drive – fence

A review of the application to move the fence was considered and discussed by the ARB. The ARB restated that the relocated fence shall be installed at least 4” inside of property line. A current survey was not included in the application and property boundaries cannot be determined or inspected. ARB requests homeowner provide current survey for review.

Motion to deny application and provide current survey made by: T. Beddows
Second: S. Boone
Approved: unanimously approved
Motion carried

Owners’ Forum

Chuck Adams and Mark Millman were present as homeowners.

Next ARB Meeting

The next in-person ARB meeting will be Wednesday September 24th at 6:30PM in the clubhouse. An access link will be made available for remote homeowners to participate using WIFI and their phone or computer.

Adjourn

Motion to adjourn made at 7:13PM by: S. Boone
Second: J. Dreusicke
Approved: unanimously approved
Motion carried

Respectfully submitted:



09/03/2025