



**Osprey Cove
ARCHITECTURAL REVIEW BOARD
Workshop
Thursday January 23rd at 4:00PM
Located within Osprey Cove Clubhouse**

MEETING MINUTES

Call to Order

Tracy Black called the meeting to order at 4:10PM

Determination of a Quorum / Roll Call

Present: Tracy Black, Jim Dreusicke, Jim Kiley and Susan Boone were present so there was a quorum. HOA President John Polites was also present.

Proof of Notice of Meeting

Notice posted in accordance with Florida Statutes, sent out electronically, and posted in the Guard House and Clubhouse.

Approval of Previous Workshop Minutes

No workshop was conducted in December. No minutes for the ARB to approve.

Old Business

The ARB has finalized the following rules and regulations at our October and November workshops:

- 2.10 Temporary Structures
- 2.13 Garages
- 2.17 Antennae and Satellite Dishes
- 2.20 Air Conditioners
- 2.25 Fences, Walls and Hedges
- 2.36 Exterior Windows and Doors
- 2.37 Roofs
- 2.38 Exterior Paint and Trim
- 2.39 Gutters and Downspouts

New Business

Today the ARB reviewed, discussed and finalized the following rules and regulations:

- 2.41 Exterior Lighting
- 2.42 Driveways, Sidewalks, Walkways
- 2.43 Screened Enclosures
- 2.47 Solar Panels
- 2.48 Swimming Pools, Hot Tubs, Athletic Courts, and Play Structures

These rules and regulations will be added to those already finalized (Old Business above). The ARB recommends immediately sending these rules to the Property Manager and the HOA Board president for prompt publishing for the 14-day period before becoming effective.

Motion to send rules & regulations above to Property Manager and HOA President for immediate publishing:	Jim Dreusicke
Second:	Jim Kiley
Approved:	unanimously
approved	
Motion carried	

Owners Forum

No homeowners were present at the workshop.

Next ARB Workshop Dates

The ARB wishes to set the dates for the following three months for Workshops.
 Following discussion, the following dates were determined:
 ARB Workshop – Thursday, February 20, 2025 at 4:00PM at the Clubhouse.
 ARB Workshop – Thursday, March 20, 2025 at 4:00PM at the Clubhouse.

Motion to set the ARB Workshop dates by:	Jim Kiley
Second:	Jim Dreusicke
Approved:	unanimously approved
Motion carried	

Adjourn

Motion to adjourn made at 5:30PM made by:	Jim Kiley
Second:	Jim Dreusicke
Approved:	unanimously approved
Motion carried	

Respectfully submitted:

Jim E. Boale

01/23/2025