



**Osprey Cove
ARCHITECTURAL REVIEW BOARD
Thursday February 20th 2025 at 5:30PM**

MEETING MINUTES

Call to Order

Tracy Black called the meeting to order at 5:30pm

Determination of a Quorum / Roll Call

Present: Tracy Black, Jim Dreusicke and Susan Boone were all present so there was a quorum. New ARB member Tom Beddows was unable to attend. No one from the HOA Board of Directors was 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 ARB Meeting Minutes

Approval of previous ARB Meeting Minutes recommended.

Motion to approve January 23, 2025 ARB meeting minutes made by: Jim Dreusicke

Second by

Susan Boone

Approved:

unanimously approved

Motion carried

Old Business

9791 SE Crape Myrtle – Impact Windows

Application was provided without glass color. The homeowner was asked to provide a sample of the glass color. Check with the Property Manager on how to proceed. No further action this meeting.

9942 SE Osprey Pointe – Impact Windows

The homeowner installed impact windows without submitting a change application form. The Property Manager requested the homeowner submit a change form application on 01/24/2025. The homeowner provided an application package that was determined to be incomplete at the January ARB meeting. Additional information was provided by the homeowner and reviewed by the ARB. The color of glass will be inspected for

commencement approval by the ARB. The Property Manager will contact the homeowner to schedule an inspection with two members of the ARB and himself. Commencement approval will be determined after this initial inspection.

8836 SE Bayberry – Roof Replacement

Interim inspection performed on 02/19/25. Roof installation is in accordance with approved application. No further action at this meeting.

8890 SE Bayberry Terrace – Roof Replacement

The homeowner was provided with a copy of the application in January and asked to provide additional details on the solar tube, including specifications and location on plans for final inspection. No information has been received for consideration. No further action at this meeting.

New Business

ARB Meet & Greet

An informal open gathering was advertised and held at the clubhouse from 3:30PM – 4:00PM. This was a very successful activity to further the education of homeowners on what changes require ARB approval. More than 15 people attended, including several new homeowners who recently moved into Osprey Cove.

9739 SE Osprey Pointe Dr – final inspection roof protrusions

Susan Boone performed a final inspection of the protrusions; they have been painted to match the roof color. Recommend final approval and deposit check return.

Motion for final approval and deposit return made by:	Susan Boone
Second by	Jim Dreusicke
Approved:	unanimously approved
Motion carried	

Owners' Forum

Paul Ferrara and Katherine & John Walker were present.

8901 SE Bayberry Terr – Roof Replacement

Roof replacement application submitted and reviewed by the ARB. Application is complete.

Motion to approve commencement made by:	Susan Boone
Second by	Jim Dreusicke
Approved:	unanimously approved
Motion carried	

The Property Manager shall advise the homeowner that the ARB shall be notified in sufficient time to perform the following inspections:

- 1) Initial inspection – to be performed after delivery of tiles but before they are laid
- 2) Interim inspection – to be performed during the installation of tiles
- 3) Final inspection – to be performed after the project is completed

- 4) Tiles shall be laid in a random manner
- 5) All protrusions shall be painted to match the color of the tiles
- 6) Drip edge to be painted to match the fascia
- 7) Gutters shall be painted to match the drip edge

9812 SE Crape Myrtle Court – Roof replacement

The homeowner submitted an application for replacement of the roof. The ARB reviewed the application and determined that it is complete.

Motion to approve commencement made by: Susan Boone
Second by Jim Dreusicke
Approved: unanimously approved
Motion carried

The Property Manager shall advise the homeowner that the ARB shall be notified in sufficient time to perform the following inspections:

- 1) Initial inspection – to be performed after delivery of tiles but before they are laid
- 2) Interim inspection – to be performed during the installation of tiles
- 3) Final inspection – to be performed after the project is completed
- 4) Tiles shall be laid in a random manner
- 5) All protrusions shall be painted to match the color of the tiles
- 6) Drip edge to be painted to match the fascia
- 7) Gutters shall be painted to match the drip edge

Next ARB Meeting

ARB Workshop – Tuesday, March 18, 2025 at 4:00PM at the Clubhouse.

ARB Meeting – Tuesday, March 18, 2025 at 5:30PM at the Clubhouse.

ARB Meeting – Thursday, April 17, 2025 at 5:30PM at the Clubhouse.

Adjourn

Motion to adjourn made at 6:34PM made by: Susan Boone
Second: Jim Dreusicke
Approved: unanimously approved
Motion carried

Respectfully submitted:



02/20/2025