



**Osprey Cove  
ARCHITECTURAL REVIEW BOARD  
Tuesday November 11, 2025 at 6:00PM**

**Located within Osprey Cove Clubhouse and remote access via Teams videoconference**

**MEETING MINUTES**

**Call to Order**

The meeting was called to order at 6:04PM by T. Black. The Teams meeting was opened to remote attendees at the same time.

**Determination of a Quorum / Roll Call**

Present: T. Black, T. Beddows, J. Dreusicke and S. Boone were present. A quorum was determined to be achieved. J. Polites, HOA President, was also present.

**Proof of Notice of Meeting**

Notice of the meeting was posted in the guard shack, on the homeowners' portal on the community calendar, in the clubhouse and sent to members by email.

**Approval of previous ARB Meeting Minutes**

Approval of previous ARB Meeting Minutes recommended.

Motion to approve September 24, 2025 ARB meeting minutes made by: J. Dreusicke

Second by

T. Beddows

Approved:

unanimously approved

Motion carried

**Old Business**

9966 SE Osprey Pointe Dr – window replacement

Due to the timing of receipt of the application, the ARB reviewed the application and conducted an email vote to approve commencement.

Motion to approve commencement made by 10/21/25:

J. Dreusicke

Second:

C. Rynasko

Approved:

unanimously approved via email

Because the decision arrived via electronic vote, the ARB hereby ratifies the decision making it officially valid.

Motion to ratify the electronic vote:  
Second:  
Approved:  
Motion carried

J. Dreusicke  
J. Beddows  
unanimously approved

9978 SE Osprey Pointe Dr – Front Door

A final inspection of the door was performed by the ARB on 11/11/25. Recommended return of deposit.

**New Business (in the order received)**

8790 SE Bayberry Terr – Landscape

The ARB has reviewed the application for removal and replacement of some landscape items, lighting, and French drains. A review of the package determined all was in order.

Motion to approve commencement made by:  
Second:  
Abstain:  
Approved:  
Motion carried

S. Boone  
J. Dreusicke  
T. Black  
approved

8790 SE Bayberry Terr – gutters

The ARB has reviewed the application for installation of additional gutters to minimize erosion. A review of the package determined all was in order.

Motion to approve commencement made by:  
Second:  
Abstain:  
Approved:  
Motion carried

J. Dreusicke  
T. Beddows  
T. Black  
approved

9787 SE Osprey Pointe Dr - Exterior Painting

The ARB has reviewed the application for the painting of the exterior of the home and trim. Colors to be the same as the Clubhouse. A review of the package determined all was in order.

Motion to approve commencement and request contractors' license made by: S. Boone  
Second:  
Approved:  
Motion carried

T. Beddows  
unanimously approved

8968 SE Bayberry Terr - Bird Bath

The ARB has reviewed the application to install a passive bird bath. Additional information was provided to supplement the application and provide additional detail.

Motion to approve commencement made by:  
Second:

T. Beddows  
S. Boone

Approved:  
Motion carried

unanimously approved

Roof repair general discussion – the ARB discussed at length the matter of damage to Association property, including sidewalks and wanted to make sure homeowners are aware that they are financially responsible for repairing any damage they or their contractors may cause. According to the Declaration of Covenants 7.3 and the Rules and Regulations 4.1.3: Any damage to Association property, or common areas, including sidewalks, which is caused by the homeowner or homeowner’s hired contractor, shall be repaired or replaced at the expense of the homeowner. The Roof Checklist will be amended to include this clause as a reminder.

9858 SE Osprey Pointe Drive – repair roof

The ARB has reviewed the application for replacing the roof. The ARB and HOA wish to make the homeowner aware that any and all liability for damage Osprey Cove community common area property, including sidewalks, is solely the homeowner's financial responsibility. OC Property Manager shall include this statement with approval along with the Roof Checklist.

Motion to approve commencement made by:  
Second:  
Approved:  
Motion carried

J. Dreusicke  
T. Beddows  
unanimously approved

10026 SE Osprey Pointe Dr – roof replacement

The ARB has reviewed the application for a roof replacement. The ARB and HOA wish to make the homeowner aware that any and all liability for damage Osprey Cove community common area property, including sidewalks, is solely the homeowner's financial responsibility. OC Property Manager shall include this statement with approval along with the Roof Checklist.

Motion to approve commencement made by:  
Second:  
Approved:  
Motion carried

T. Beddows  
J. Dreusicke  
unanimously approved

9979 SE Osprey Pointe Dr - roof replacement

The ARB has reviewed the application for a roof replacement. Color specified is Avalon Beach Blend. The ARB and HOA wish to make the homeowner aware that any and all liability for damage Osprey Cove community common area property, including sidewalks, is solely the homeowner's financial responsibility. OC Property Manager shall include this statement with approval along with the Roof Checklist.

Motion to approve commencement made by:  
Second:  
Abstain:  
Approved:  
Motion carried

S. Boone  
J. Dreusicke  
T. Beddows  
approved

8790 SE Bayberry Terr – propane gas tank replacement

The ARB has reviewed the application for replacement of a propane gas tank. Requested homeowner to have contractor add removal, decommissioning and disposal of existing tank in proposal or addendum.

Motion to approve commencement made by:

Second:

Abstain:

Approved:

Motion carried

T. Beddows

J. Dreusicke

T. Black

approved

**Owners' Forum**

The following homeowners were present in person or remotely: No homeowners were present at the meeting.

9979 SE Osprey Pointe - Fence

The ARB reviewed the application. Clarifications were provided by the homeowner.

Motion to approve commencement made by:

Second:

Abstain:

Approved:

Motion carried

J. Dreusicke

S. Boone

T. Beddows

approved

**Next ARB Meeting**

December 11, 2025 at 6:00PM, OC 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 7:46PM by:

Second:

Approved:

Motion carried

S. Boone

T. Beddows

unanimously approved

Respectfully submitted:



11/12/2025