



**Osprey Cove
ARCHITECTURAL REVIEW BOARD
Tuesday April 15th 2025 at 5:30PM
Osprey Cove Clubhouse**

MEETING MINUTES

Call to Order

Tracy Black called the meeting to order at 5:38PM.

Determination of a Quorum / Roll Call

Present: Tracy Black, Jim Dreusicke, Tom Beddows and Susan Boone were all present so there was a quorum. John Polites 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 March 18, 2025 ARB workshop minutes and meeting minutes made by:

Jim Dreusicke

Second by

Tom Beddows

Approved:

unanimously approved

Motion carried

Old Business

9810 SE Osprey Pointe Dr – Exterior Painting partial application

No application has been received. Work has been completed. No further action.

10063 SE Osprey Point Dr – Roof replacement interim inspection

Interim inspections of tiles performed by Tracy Black on March 18th and by Susan Boone. No further action at this time.

8890 SE Bayberry Terr – Roof Final Inspection

Final inspection performed on 04/15/25 by Susan Boone and Tracy Black. All protrusions painted to match roof, gutters painted to match trim and fascia, and Sola Tube was inspected from the interior. Recommend return of deposit.

8836 SE Bayberry – Final Inspection Request

Tracy Black performed a final inspection on 3/24/25. All protrusions painted to match roof, gutters painted to match trim and fascia. Recommend return of deposit.

Quick Reference Guide handout updates

The Quick Reference Guide was reviewed and discussed for improvement in how information is communicated to homeowners. HOA Board comments were also considered. The HOA President approved funding to print the final version before the end of April.

Rules & regulations

The ARB discussed some of the regulations that are in progress as well as the schedule for publishing through the Property Manager the Batch #1 rules.

Architectural Change Request Form

This form was briefly discussed and noted that some changes will need to be made. The ARB will review over the next month to finalize and publish updated form.

Homeowner Project Notification Checklist

The ARB briefly discussed and will review over the next month to finalize and publish.

New Business

10014 Osprey Pointe – Fence

The Architectural Change Request form was reviewed and deemed complete. Proposed fence color and material is acceptable. Tracy Black and Susan Boone performed a pre-commencement inspection on 04/15/2025. Homeowner is requesting two double gates. A slight difference from the plan identified by the homeowner was noted on the drawing. Fence color determined to be bronze. ARB recommends commencement approval.

Motion to approve commencement pending receipt of proof of auto insurance of fence made by:	Jim Druesicke
Second by	Susan Boone
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 fence but before installation
- 2) Final inspection – to be performed after the project is completed

10014 Osprey Pointe – Roof Replacement

The Architectural Change Request form was reviewed and deemed complete. Proposed tile color Avalon Beach blend and material is acceptable. ARB recommends commencement approval.

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:

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

9746 Crape Myrtle – Roof Replacement

The Architectural Change Request form was reviewed and deemed complete. Proposed tile color and material is acceptable. Color proposed Desert Spice. ARB recommends commencement approval.

Motion to approve commencement made by: Susan Boone
Second by Tom Beddows
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) If gutters are being installed, they shall be painted to match the drip edge

9978 Osprey Pointe - Front Door

The Architectural Change Request form was reviewed and deemed complete. Proposed door style and material is acceptable. ARB recommends commencement approval.

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 door but before it is installed
- 2) Final inspection – to be performed after the project is completed

Owners' Forum

Homeowners Mr. Adams and Ms. Zoef were present at the meeting.

Next ARB Meeting

Thursday, May 22nd 2025 at 5:30PM at the Clubhouse

Adjourn

Motion to adjourn made at 6:49PM made by:

Second:

Approved:

Motion carried

Susan Boone

Jim Dreusicke

unanimously approved

Respectfully submitted:



04/21/2025