



**Osprey Cove
ARCHITECTURAL REVIEW BOARD
Tuesday January 13th at 6:00PM
Located within Osprey Cove Clubhouse and via Teams videoconference**

MEETING MINUTES

Call to Order

The meeting was called to order at 6:13PM by T. Black. The Teams meeting was opened to remote attendees at the same time.

Determination of a Quorum / Roll Call

Present: T. Black, J. Dreusicke, T. Beddows and S. Boone were present. A quorum was determined to be achieved. OC HOA President was not present.

Proof of Notice of Meeting

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

Approval of previous ARB Meeting Minutes

The ARB reviewed the November meeting minutes and recommended approval.

Motion to approve November 11, 2025 ARB meeting minutes made by: J. Dreusicke
Second by: T. Beddows
Approved: unanimously approved
Motion carried

Old Business

8790 SE Bayberry – gutters

Request for deposit return made by homeowner. Final inspection performed by J. Dreusicke and S. Boone on 01/13/2026. All as proposed and approved. Recommend deposit return.

8790 SE Bayberry – landscape

Request for deposit return made by homeowner. Final inspection performed by J. Dreusicke and S. Boone on 01/13/2026. All as proposed and approved. Recommend deposit return.

8901 SE Bayberry – Roof

Request for deposit return made by homeowner. Final inspection performed by T. Black on 01/12/2026. All as proposed and approved. Recommend deposit return.

9787 SE Osprey Pointe Dr – windows & doors and exterior paint

Request for deposit return made by homeowner. Final inspection performed by T. Black on 01/12/26. All as proposed and approved. Recommend deposit return.

9882 SE Osprey Pointe Dr – roof replacement

Proposed roof tile samples obtained by the ARB for evaluation. Discussion centered around colors of proposed concrete tiles: seem

Motion to approve commencement made by:

Second:

Approved:

Motion carried

T. Beddows

J. Dreusicke

unanimously approved

10062 Osprey Pointe – fence

Homeowner provided info pertaining to requested fence. Extensive discussion on proposed relocation of fence and application was thoroughly reviewed. Conditional approval recommended subject to the following:

- No grading or changes to the berm or topography.
- Fence to be installed no closer than 12” from the property line.
- Not permitted to remove any further vegetation including the palm tree and fire bush.
- No advertisement or contractor information permitted to be displayed on the fence or privacy fabric.
- Privacy fabric must be installed on the homeowner’s side of the relocated fence.
- Recommend Clusia be relocated not removed.

OC Property Manager to send checklist.

Motion to conditionally approve commencement made by:

Second:

Approved:

Motion carried

S. Boone

T. Beddows

unanimously approved

New Business

No new business this month.

Owners’ Forum

9979 SE Osprey Pointe Dr – Roof

Request for deposit return made by homeowner. Final inspection performed by T. Black on 01/12/2026. All as proposed and approved. Recommend deposit return.

Next ARB Meeting

Tuesday, February 17, 2026 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 7:15 by:

Second:

Approved:

Motion carried

T. Beddows

J. Dreusicke

unanimously approved

Respectfully submitted:



1/20/26