



**Osprey Cove  
ARCHITECTURAL REVIEW BOARD  
Tuesday June 24<sup>th</sup> 2025 at 6:00PM**

Located within Osprey Cove Clubhouse

Remote access to this meeting was provided via ZOOM videoconference (free)

**MEETING MINUTES**

**Call to Order**

The meeting was called to order at 6:03PM by T. Black. The Zoom meeting was opened to remote attendees at the same time.

**Determination of a Quorum / Roll Call**

Present: T. Black, J. Dreusicke, and S. Boone and J. Polites president of the HOA. A quorum was determined to be achieved.

**Proof of Notice of Meeting**

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

**Approval of previous ARB Meeting Minutes**

Approval of previous ARB Meeting Minutes recommended.

Motion to approve May 25, 2025 ARB meeting minutes made by: J. Dreusicke  
Second by S. Boone  
Approved: unanimously approved  
Motion carried

**Old Business**

10074 SE Osprey Pointe Dr.

Architectural Change Request form was reviewed and discussed by the ARB. The OC HOA independent property survey results were not available at the time of the meeting. T. Black and S. Boone of the ARB along with HOA BOD members J. Brown and J. Ritacco met with the homeowner on 06/23/25 to do a site walk, determine the exact location and configuration of the proposed fence, discuss what vegetation would be cleared, what vegetation would be untouched and where new vegetation would be

planted. The homeowner provided a detailed addendum and two sketches to the application stating:

- 1) 15 Clusia plants shall be added which will be located inside of the proposed new location of Homeowner's perimeter fence.
- 2) Homeowners' goal is to preserve the existing drainage pattern on the property as it exists today. The present drainage system works extremely well for our property, and we do not want to adversely affect it.
- 3) No grading or excavating will be performed to move the fence other than to dig the necessary standard sized post holes needed to support the new location of the perimeter chain link fence.
- 4) There will be no changes to the berm other than to plant additional plants and keep it healthy. The berm serves to protect Homeowner's property, and we do not want to make any changes to it.
- 5) The present drain located at the southeast corner of Homeowner's property will remain outside the new location of the perimeter fence to facilitate easy access to the drain from the south side.
- 6) Homeowner will place the new fence diagonally across the southeast corner of our property (as shown on Exhibit A and B) so that the large palm tree and drain are outside the new location of the perimeter fence.
- 7) Homeowners will leave the trees and shrub trees which presently are outside the south side of the south perimeter fence and will be inside the new location of the proposed south perimeter fence. Homeowners will only be removing invasive vines and debris from the above said location.

Commencement approval will incorporate these elements; at the meeting, homeowner agreed to comply. In addition, the existing fence gate shall be installed in the new fence.

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

S. Boone  
T. Beddows  
unanimously approved

### **New Business**

The Property Manager shall remind all homeowners receiving commencement approval that the ARB shall be notified in sufficient time to perform inspections.

#### 9725 SE Crape Myrtle

Homeowner submitted an application to place a variety of statues on the property. The two lions have been moved to the rear of the property. Homeowners are just getting settled into the home, the remaining statues are not in their permanent place and a sketch may be requested by the ARB showing their proposed location and any landscape they may be incorporated into. The application will be revisited at the next ARB meeting. Homeowners will be asked to contact the Property Manager when the statues are in their permanent place.

#### 9787 SE Osprey Pointe Dr.

Homeowner submitted an application to replace the roof.

Motion to approve Commencement made by:

S. Boone

Second by  
Approved:  
Motion carried

J. Dreusicke  
unanimously approved

9859 SE Osprey Pointe Dr.

ARB shall draft a letter thanking homeowner for Property Manager to send to Homeowner thanking them for submitting the landscape plan for consideration. If there are any invasive species, they will be identified.

9906 SE Osprey Pointe Dr.

Homeowner submitted an application to replace the roof.

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

S. Boone  
J. Dreusicke  
unanimously approved

9918 SE Osprey Pointe Dr.

Homeowner submitted an application to replace the roof.

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

S. Boone  
J. Dreusicke  
unanimously approved

9942 SE Osprey Pointe Dr.

Homeowner submitted an application to replace the roof. The homeowner stated that gutters and downspouts would be painted white or cream.

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

S. Boone  
J. Dreusicke  
unanimously approved

10038 SE Osprey Pointe Dr.

Homeowner submitted an application for extension to the lanai with the roof of the new structure to be made of an aluminum composite with Styrofoam interior; a sample of the proposed material was presented to the ARB for inspection. T. Black and S. Boone of the ARB met with the homeowners on 06/20/25 to do a site walk and determine the exact location and configuration of the proposed structure. The structure will be set with posts in concrete. The application states that the proposed structure is hurricane-rated.

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

S. Boone  
J. Dreusicke  
unanimously approved

10099 SE Osprey Pointe Dr.

Homeowner submitted an application to replace the roof and gutters.

Motion to approve Commencement made by: J. Dreusicke  
Second by S. Boone  
Approved: unanimously approved  
Motion carried

**Owners' Forum**

The following homeowners were present in person or via zoom:  
Mr./Mrs. Tedesco, Mr./Mrs. Bailey, Mr./Mrs. Kiley, Mr./Mrs. Chase, Mr. Ferrara.

The following items were discussed during the Owners' Forum

8802 SE Oak Grove

Homeowner submitted an application for roof replacement (Desert Spice), no gutters in scope of work.

Motion to approve Commencement made by: S. Boone  
Second by J. Dreusicke  
Approved: unanimously approved  
Motion carried

8946 SE Bayberry

Homeowner submitted an application for roof replacement (Desert Spice), no gutters in scope of work.

Motion to approve Commencement made by: S. Boone  
Second by J. Dreusicke  
Approved: unanimously approved  
Motion carried

9725 SE Crape Myrtle – Impact Windows

Homeowner submitted an application to replace the windows in the rear of the house with impact glass.

Motion to approve Commencement made by: S. Boone  
Second by J. Dreusicke  
Approved: unanimously approved  
Motion carried

9787 SE Osprey Pointe Dr – Impact windows

Homeowner submitted an application to replace the windows with impact glass.

Motion to approve Commencement made by: S. Boone  
Second by J. Dreusicke

Approved:  
Motion carried

unanimously approved

9918 SE Osprey Pointe Dr – Paint front door and garage door

Homeowner submitted an application to paint the front door and garage doors.

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

J. Dreusicke  
S. Boone  
unanimously approved

10014 SE Osprey Pointe Dr – gutters/color

Homeowner submitted an application for roof replacement which was approved by the ARB at a previous meeting. However, the ARB received an incomplete application from the Property Manager which did not include the portion of the proposal which addressed gutters and downspouts. A complete version of the roof proposal was provided on 06/23/2025 which contained the gutters and downspouts in the scope of work. The homeowner indicated to the roof contractor that they want the gutters and downspouts to be painted dark brown. At present, there is no dark brown paint on the homeowner's residence. ARB will draft a letter to the homeowner that will be sent by the Property Manager which states that the color of gutters and downspouts must match the fascia, trim or the surface upon which they are fixed.

**Next ARB Meeting**

During the month of July the ARB will review and vote on actions of incoming Architectural Change Request Forms, ongoing projects, and inspections electronically.

The next in-person ARB meeting will be in August in the clubhouse. The exact date, day and time will be announced in advance. 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 7:22PM made by:  
Second:  
Approved:  
Motion carried

S. Boone  
J. Dreusicke  
unanimously approved

Respectfully submitted:



06/25/2025