

Osprey Landings at Gulf Harbour Homeowners Association, Inc.

Annual Meeting

February 5, 2009 5:00 PM

Gulf Harbour Clubhouse

Call to Order

Stephanie Freeman called the meeting to order at 5:00 PM.

Certification of Quorum

Management noted that there were 37 persons attending either in person or by proxy.

Proof of Notice of Meeting

Stephanie Freeman reported that the notice of meeting was done in accordance with Florida Statutes and was on file in the Management Office.

Approve Minutes of the 2008 Annual Meeting

Fran Kelly moved to waive the reading of the minutes of the 2008 Annual Meeting and accept them as presented. Bob Gafvert seconded the motion and the motion carried without objection.

Election/Appointment of Three (3) Directors

Stephanie Freeman noted that only three persons put forth their names for nomination for the Board of Directors so those three persons will automatically be placed into the Director positions. The new Board members are John DeMaria, Rita Keltner, and Marianne Crouch.

Membership Votes

The membership votes on the proposed amendments were counted and tallied by Management as follows:

1. Proposed Declaration Amendment of section 1.22 - Structure? **This resolution passed with thirty four (34) votes in favor.**
2. Proposed Declaration Amendment of section 3.8 – Resale Capital Assessment? **This resolution passed with twenty nine (29) votes in favor.**
3. Proposed Declaration Amendment in section 4 – Architectural and Aesthetic Control? **This resolution passed with thirty four (34) votes in favor.**
4. Proposed Declaration Amendment in section 6.1 – Maintenance of Living Units? **This resolution passed with thirty four (34) votes in favor.**
5. Proposed Declaration Amendment in section 8.15 – Garages and Carports? **This resolution passed with thirty two (32) votes in favor.**
6. Proposed Declaration Amendment in section 8.18 – Antennas, Radio Equipment and Flagpoles? **This resolution passed with thirty five (35) votes in favor.**

7. Proposed Declaration Amendment in section 8.19 – Swimming Pools? **This resolution passed with thirty four (34) votes in favor.**
8. Proposed Declaration Amendment Addition of section 8.21 – Outdoor Equipment? **This resolution passed with thirty four (34) votes in favor.**
9. Proposed Declaration Amendment Addition of section 8.22 – Screen enclosures and other improvements? **This resolution passed with thirty three (33) votes in favor.**
10. Proposed Declaration Amendment in section 1.2 – Principle office? **This resolution passed with thirty six (36) votes in favor.**
11. Proposed Declaration Amendment in section 4.2 - Qualifications? **This resolution passed with thirty five (35) votes in favor.**
12. Proposed Declaration Amendment Addition of section 10 – Architectural Review Committee? **This resolution passed with twenty nine (29) votes in favor.**

Other Business

Stephanie Freeman individually thanked all 2008 Board members for their time and commitment to the Association.

Adjournment

The meeting was adjourned at 5:23 PM.