

**MINUTES OF OSPREY VILLAGE BOARD MEETING  
JANUARY 18,2024**

Board members present: Gail Williams- President  
Phyllis Niemi - Vice President  
Ruth Anderson - Secretary  
Frank Kacinko - 2<sup>nd</sup> Vice President  
John Berry - Treasurer

Residents/Guests Present: Karen Eddy, Mike Cherup, Suzanne Perucci, Joe Perucci, Jill Starkey, Sam Frattaroli

President Gail Williams called the meeting to order 2:00 PM.

A motion was made by John Berry and 2<sup>nd</sup> by Ruth Anderson to approve the minutes of the December 14, 2023 meeting as written. Motion passed.

**TREASURERS REPORT – John Berry** – John reported on our finances. He said our finances are in pretty good shape, not going over the 2023 budget, thanks to Phyllis' hard work. It has been decided to move funds into a CD at CCU for an interest rate of 5.75 for 13 months. 40,000. was taken from 2 different reserve funds at Synovus Bank.

Phyllis moved and Frank 2<sup>nd</sup> a motion to accept the financial report as presented. Motion passed.

John further brought up the research he has done on the restructuring of our HOA in regards to saving money on the escalating prices of insurance. It is being discussed and we understand it is a lengthy process and a lot of work.

**INSURANCE REPORT-FrankKacinko-** Frank reported he has secured the general liability and director and officer insurance with a 5 million dollar umbrella policy at a cost of 12,388.00. He was informed by Justin that a legal defense policy is available that will provide legal advice for condo issues. Signs for the pond were discussed as had been previously recommended.

**WELCOME COMMITTEE-** Suzanne Perucci- Jill Starkey and her daughter, Jamie Phillips were given a warm welcome to our community by Suzanne.

**OLD BUSINESS AND MAINTENANCE REPORT-Phyllis Niemi-**

**Painting Schedule-**We have 7 homes to be painted this year and 7 next year. John Schneider is giving us a per house Quote this year. Painting is to begin in Feb. or Mar..

water problem at 4101- city of Cocoa flushed the water lines, however, the problem continues. Coggins plumbing recommends a water filter put in the line prior to the water heater. the other water problem in the garage may need the cement sealed. It is still being investigated as far as the cause.

The solar light that was installed at the corner of Judith and Priscilla is working correctly.

We had 13 main shut off valves replaced and need to remind everyone to open and close the valves at least once a month to keep them in working order.

Gail stated she has the emergency list almost completed just waiting on the response from a couple of people..

Gail also received a response from the Life Care Center in regard to our issues with some things needing attention. They will be building a fence around the dumpster and the equipment parked there is going to be used soon to paint the facility.

#### NEW BUSINESS-

Regarding the gutters- If they were put on by the builder it is the HOA's responsibility and if put on by owner it is the owners responsibility.

Bella Vita Annual assessment increased to 135.00 per unit for a total of 440.00 more.

#### COMMENTS OR QUESTIONS BY OWNERS-

Mike Cherup had a question about grass that evidently has a fungus and the plan recommended by Black's spray service was wait to see if it comes back in the spring and 2 plants also not to be cut.. Informed us that the Bocci Ball Area is almost ready for action.

Sam Frattaroli stated the south lake pump was reset and now he has noticed the pipe is floating in that pond. Comfix will be notified.

Meeting adjournment - 405pm Frank moved the meeting be adjourned and Ruth seconded it. motion carried.

Hope to see most everyone at our Annual Meeting, February 8th at 6:30 at Grace Methodist Church on Needle Blvd. Merritt Island.

Ruth Anderson, Secretary