

OSPREY VILLAGE GENERAL ANNUAL MEETING

FEBRUARY 08, 2024

GRACE UNITED METHODIST CHURCH

6:30 PM

The Secretary certified that there was a Quorum present or represented by proxy to commence the meeting with 30 of 44 units represented. The Secretary presented the President with Proof of Notices of mailing for the meeting.

Board Members Present: Gail Williams - President, John Berry - Treasurer, Phyllis Niemi - 1st Vice President, Frank Kacinko - 2nd Vice President, Ruth Anderson - Secretary.

Residents/Guest Present: John and Carol Armellini, Suzanne Baker, Sharon Berry, Michael and Teresa Cherup, Chauncey and Carol Dunn, Karen Eddy, Sam Frattaroli, Mary Jane Murray, Suzanne and Joe Perucci, Roger Vizioli, Kimila Grimes-Dineen, Janet Dematteis,

Gail Williams, President called the meeting to order at 6:32 PM.

The minutes were read in their entirety. Frank Kacinko questioned an error in the minutes. Frank questioned a statement that said owners with, visitors that will park overnight or for more than one day should notify the Board. It is two nights rather than one night. The minutes were written correctly but the information was incorrect. It is hereby noted that if visitors are staying two nights or more, the Board should be notified.

OFFICER AND COMMITTEE REPORTS:

Financial Report by John Berry.

The financial papers for reports on investment CD's, available funds invested in the Money Market (\$83,000.00) have been emailed to the owners as promised by John. The pooled reserves show \$252,000.00 on the 2024 budget. We may have to have a special assessment once we have the final amount for our property insurance if it exceeds our projected budget.

Joe Perucci moved to accept the financial report as presented, Carol Dunn seconded the motion. Motion passed.

Maintenance Report by Phyllis Niemi.

There will be 7 houses painted in 2024 and 7 houses in 2025. If one chooses to have the garage door painted the same color as the trim color, the homeowner will be responsible for the additional \$250.00 cost. If the garage door remains white, there is no additional cost.

Mangrove trimming has been done for 2024.

The south pond has a floating blue drainage pipe which is visible. We are investigating why it was installed and if it is necessary.

The quarterly maintenance on the sprinklers was done. Presently the sprinkles are turned off to help control fungus in grass areas and will remain off until the rainy season ends.

If there are any gutter issues, notify Phyllis Niemi.

Sam Frattaroli recommended that Pond pumps be run for 12 hours per day.

Larry Zweig requested that his house at 4381 Timothy be checked for floor and wall cracks, possibly due to settling.

Larry Zweig moved to accept the maintenance report and Karen Eddy seconded the motion. Motion passed.

Insurance Report by Frank Kacinko.

The General Liability, Directors and Officers and Umbrella policies are paid. Our GL policy coverage increased to 5 million from 1 million, but the annual fee was \$500.00 less.

Property Insurance comes due in May.

Frank proposed a review of a Legal Advice Policy. This could save our Association money if we needed the services of a lawyer.

With the removal of the old fence around the pond, our insurance agent recommended posting signs around the ponds for safety. Lickity Split signs will provide an estimate.

The Board is investigating the benefits of changing from a COA to a HOA. This allegedly could result in cost savings for the homeowners. The legal cost to change our status could be \$35000 or more and requires acceptance by 90% of the community.

Suzanne Perucci moved to accept the insurance report and Janet DeMatteis seconded the motion. Motion passed.

Welcome Committee Report by Suzanne Perucci & Suzanne Baker

No report

NEW BUSINESS

We did not need to vote for election of officers as there were only 4 people running. Members of the board are Suzanne Baker. Frank Kacinko, Phyllis Niemi, Karen Eddy. Michael Cherup volunteered to be on the board and was accepted.

Joe Perucci wanted to be on record and the minutes reflect that the fence around the north pond was removed without a vote of approval by the Osprey Village community.

The meeting was adjourned at 7:47 pm.

Respectively submitted,

Ruth Anderson, Secretary