

# MINUTES OF OSPREY VILLAGE BOARD MEETING

August 14, 2025

**Board members present:** Karen Eddy- President, Phyllis Niemi - Vice President, Janet DeMatteis, and Suzanne Baker – Secretary

**Residents/Guests Present:** John Berry, Suzanne Perucci (via Facetime), Gail Williams, Mary Jane Murray, Judy Thodey and George Leeman

**CALL TO ORDER:** President Karen Eddy called the meeting to order at 4:09 PM. The minutes from the April 24, 2025, Board Meeting had been read with one correction and a motion to approve the minutes was made by Phyllis and seconded by Janet and unanimously approved.

**FINANCIAL REPORT – John Berry** – John presented the financial report, overall the budget remains stable with no anticipated need to increase maintenance fees next year. Janet DeMatteis motioned to accept the financials, which was seconded by Phyllis Niemi and unanimously approved.

**INSURANCE REPORT – Phyllis Niemi** provided an insurance report, stating all was in order. No new items or actions needed.

**MAINTENANCE REPORT – Phyllis Niemi and Janet DeMatteis** covered the maintenance report including completion of house painting, the significant contribution of volunteer labor saving the association costs on landscaping and property upkeep, inspection of our trees and regular repairs and preventive maintenance for pool equipment, sprinklers, and mailbox areas.

**WELCOMING COMMITTEE – Suzanne Perucci** no report.

**OLD BUSINESS** – Discussed parking challenges.

**NEW BUSINESS** – Discussed road repair.

**RESIDENTS COMMENTS OR QUESTIONS:**

**NEXT MEETING:** November 20, 2025 at 4:00 PM

**ADJOURNMENT -**

As there was no further business, the meeting was adjourned at 5:14 PM. Phyllis made motion to adjourn, and Janet seconded it.

Suzanne Baker  
Secretary  
SB:ke