

MINUTES OF OSPREY VILLAGE BOARD MEETING

March 4, 2024

Board members present: Karen Eddy- President
Phyllis Niemi - Vice President
Suzanne Baker - Secretary
Mike Cherup - 2nd Vice President
Frank Kacinko - Treasurer /Insurance

Residents/Guests Present: Ruth Anderson, Janet DeMatteis, Mary Jane Murray, John Berry, Joe & Suzanne Perucci, Sam Frattaroli, Cathy M. Golan and Peggie Moon

President Karen Eddy called the meeting to order at 4:00 PM. A motion was made by Frank Kacinko and 2nd by Phyllis Niemi to approve the minutes of the January 18, 2024 meeting as written. Motion passed.

FINANCIAL REPORT – John Berry – John reported on our finances. Too early for the February report. John will submit later. The monthly Condo Fee payments will continue to be placed in the lock box outside of John's front door at 4281 Timothy Dr. Or you may mail them to Osprey Village, 4350 Timothy Dr. Merritt Island, 32954. Karen made a motion to accept the financial report as presented and Frank 2nd. Motion passed.

INSURANCE REPORT – Frank Kacinko – Frank reported that our premium is due in May and may not be as high as indicated, maybe only 15% to 20% increase. Mike moved and Phyllis 2nd a motion to approve the insurance report as presented. Motion passed.

WELCOME COMMITTEE – Suzanne Perucci – In 2024, 4 new residents moved in and will be welcomed once they are settled! She also mentioned that she is revising the Welcome Letter with the approval of the Board. It was suggested that not just new residents, but ALL residents receive a copy of the letter. Frank moved and Phyllis 2nd a motion to approve this recommendation.

OLD BUSINESS: MAINTENANCE REPORT – Phyllis Niemi

Emergency contact list has been updated but is not 100% complete. Still have 8 people who have not given the information. The swimming pool passed inspection by Brevard County. Sent out information sheet to homeowners whose homes will be painted this year for them to select their colors. Will make decision as to when the homes will be painted when all forms are returned.

Frank Kacinko: Discussion on the signs for posting around the ponds. For Insurance purposes it was suggested we post signs around our ponds. Tabled the final decision until more research is completed.

Discussed the "Blue Pipe" that is exposed on the south side of the south pond. Necessary to keep. Several recommendations to hide the pipe were given. Recommend we paint it dirt brown. Several options as to who could do the job were discussed.

Gutters on the homes were discussed as to who is responsible for maintaining them. Some were put on by the builder and others by the homeowners. Phyllis has blueprints of each home that will indicate if any of the gutters were original to the house. Phyllis will research and get a cost estimate for Association to maintain the gutters.

Shuffleboard court is being replaced with a Bocce Ball court. This is being privately funded by several residents and a request has gone out to other residents to see if they would like to contribute to this effort.

NEW BUSINESS

Back fence and gate on the south end of the property needs replacing as it is on the ground. Suggested they get 3 estimates for replacing. Mike suggested if we get a handyman, he could do the replacement at a much lower cost.

Phyllis reported the Request form received from Karen Eddy to replace Crepe Myrtle has been approved by the Board.

Frank explained the revised forms: *Unit Exterior: Request for Alteration or Replacement* and *Landscape New/Replacement Request*. Forms may be requested from the maintenance officers or any board member.

RESIDENTS COMMENTS OR QUESTIONS

Mary Jan Murray commented that she had checked with her insurance company, Geico, about insuring her home if it was an HOA6. Geico responded they do not insure HO6 homes. It is recommended that everyone check with their insurance company to see if they would insure their home if it was HO6. Frank continued the discussion and explained some of the research he has been doing on this subject. Potentially, if we brought this to a vote, we would need 90% of the owners to agree. Still more to come.

Sam Frattaroli asked about the trimming of the palms. Phyllis responded, June.

Karen asked if anyone had been in the storage unit. No one recently.

Security Camera at entrance discussed and noted that it is responsibility of POA.

NEXT MEETING – The next board meeting will be April 17 at 4:00 PM at the home of Karen Eddy at 4101 Timothy. Frank will join us via Zoom.

As there was no further business, the meeting was adjourned at 5:16 PM. Phyllis made motion to adjourn and Frank 2nd.

Suzanne Baker
Secretary

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