

# MINUTES OF OSPREY VILLAGE BOARD MEETING

## April 17, 2024

Board members present: Karen Eddy- President  
Phyllis Niemi - Vice President  
Suzanne Baker - Secretary  
Mike Cherup - 2<sup>nd</sup> Vice President  
Frank Kacinko - Treasurer /Insurance (Via Zoom)

Residents/Guests Present: Ruth Anderson, John Berry, Joe & Suzanne Perucci, Teresa Cherup

President Karen Eddy called the meeting to order at 4:03 PM. A motion was made by Karen Eddy and 2<sup>nd</sup> by Frank Kacinko to approve the minutes of the March 4, 2024, meeting as written. Motion passed.

**FINANCIAL REPORT – John Berry** – John reported on our finances. John sent financials to bookkeeper, and she updated all CD balances as of end of first quarter, March 31, 2024. John explained that monies that are being put aside to pay our insurance this year. Karen made a motion to accept the financial report as presented and Phyllis 2<sup>nd</sup>. Motion passed.

**INSURANCE REPORT – Frank Kacinko** – Frank reported that our premium is due in May 17 and we were told it may not be as high as indicated, maybe only 10% to 15% increase. However, continuing to check with other insurance companies.

**WELCOME COMMITTEE – Suzanne Perucci** – Welcomed new resident who is renting 4261 Timothy, Joanne Daunter. Suzanne also mentioned the Ladies Night *Sip and Dip* will be held Friday, April 19 at Sharon Barry's home.

### **OLD BUSINESS: MAINTENANCE REPORT – Phyllis Niemi**

- The sprinkler system run time was discussed and Phyllis mentioned the system should be completely reset and she will set up a time for the system to be checked out.
- Landscaping: Phyllis and Karen walked the neighborhood and then created a list of items that needed attention. Phyllis gave this information to the people who take care of our landscaping, identifying what needed to be done at each unit. Phyllis asked that if a homeowner has something that is needed to be done, to contact her and she will inform the landscaping personnel.
- Handyman: We are in need of a handyman. Mike said the Life Center is supposed to get back with him on a possible suggestion. If anyone knows of someone, please contact Phyllis or Mike.
- Blue Pipe in south Pond: Discussed possible ways to hide or disguised. Every suggestion was very expensive. Mike will follow up to get estimates.
- Replacing back fence and gate: Need 3 bids. Have received one bid. Mike will follow up and get additional estimates from other fence companies.
- Gutters on homes: Discussion on who is responsible for cleaning gutters. Every home may be different as to when the gutters were installed, when the home was built or later

by homeowner. Mike will look at previous estimates and find out how much it would cost to have them cleaned, adjusted and maintained once a year.

- Signs for ponds: Discussed the need to post signs around the pond. Frank made a motion to follow our insurance representative's suggestion as follows:
  - 6 New Signs with additional warnings. ~\$330 - 2 South Pond, 4 North Pond
    - 4 Galvanized Tubing for South Pond: ~\$130
    - 3 Pressure Treated Posted: \$60
    - Concrete Mixture for New or Replacement Post: ~\$62
    - 4 Galvanized cap/tubing to protect Galvanized tubing at ground level. ~\$20
    - 1 4x4 PVC white sleeve for Wooden Post at ground level ~\$32
    - Use 5 of our existing signs we had in storage to complete coverage of both ponds.
  - TOTAL: ~\$634 Latest Quote from Lickity Signs
  - Installation by Handyman or Volunteers.
  - Suggested we all review the letter from our lawyer; review the legal ramifications.
- Discussed insurance agent and Phyllis made a motion to keep current agent and it Suzanne 2<sup>nd</sup> the motion.
- Discussed the use of an "Insurance Consultant." Frank will proceed to verify that no fee is involved.

## **NEW BUSINESS**

- Discussed need to keep credit card and all decided it was not necessary and it will be canceled.
- Discussed having a "Ribbon Cutting" for the new bocce court to thank all who have participated. We will hold the dedication on May 25 and have a picnic to celebrate. Still looking for people to help support the cause. Phyllis suggested a letter to be written and hand carried to each resident telling them about the event. Suzanne Perucci agreed to draft a letter to send out to all residents.
- Frank introduced new Federal Government requirement, the *Corporate Transparency Act*, that all board members must complete the form. Annual Requirement.

**RESIDENTS COMMENTS OR QUESTIONS:** none presented.

**NEXT MEETING** – The next board meeting will be May 15 at 4:00 PM at the home of Karen Eddy, 4101 Timothy. Frank will join us via Zoom.

As there was no further business, the meeting was adjourned at 5:42 PM. Phyllis made motion to adjourn and Suzanne 2<sup>nd</sup>.

Suzanne Baker  
Secretary

SB:ke

3/4/2024