

MINUTES OF OSPREY VILLAGE BOARD MEETING

May 15, 2024

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

Residents/Guests Present: Gail Williams, Mary Jane Murray, Ruth Anderson, John Berry, Joe & Suzanne Perucci, Janet DeMatteis

President Karen Eddy called the meeting to order at 4:05 PM. A motion was made by Karen Eddy and 2nd by Frank Kacinko to approve the minutes of the April 17, 2024, with one correction. The minutes of the April 17, 2024, meeting were approved as corrected. Motion passed.

FINANCIAL REPORT – John Berry – John reported on our finances and thoroughly explained monies needed to pay our insurance this year. The board will hold a special meeting to vote on an assessment for this year of \$24,200 or \$550.00 per unit that will be due September 1, 2024.

Karen made a motion to accept the financial report as presented and Phyllis 2nd. Motion passed.

INSURANCE REPORT – Frank Kacinko – Frank reported that our premium is due in May 17 in the amount of \$99,613.00. In search of a lower rate, three other companies were contacted, but all denied us. Karen moved to approve the report and Phyllis seconded.

WELCOME COMMITTEE – Suzanne Perucci – Nothing to report. No new residents.

OLD BUSINESS: MAINTENANCE REPORT – Phyllis Niemi

- Federal Corporate Transparency Act (CTA) Frank is collecting information from Board members and will submit.
- Insurance Consultant – nothing to report
- Insurance Premium – Premium due May 17, see information above. Workman's Comp Due July 24.
- Gutter issue – Table issue until we get a correct interpretation of the Florida Statue 2023 Section 718.111 (11) (4n) *
- Houses painted – Four have been completed and John (the painter) has received paperwork for 4 more houses to be completed this year.
- Back Fence and gate – 4 bids were gotten; \$860.00 from Cornerstone Fence was the lowest and will be given the job. Second lowest bid was Marks Bros at \$950.00, who will be next choice if Cornerstone not able to comply.
- Pond Signs - Issue tabled until we reassess the budget.

NEW BUSINESS: No new business

RESIDENTS COMMENTS OR QUESTIONS:

Gail Williams gave update on Bocci Ball Court dedication and cookout. At the time of this meeting, no one had volunteered to help with set up preparations.

Gail asked Mike to be in charge of getting volunteers to set up the tents. Phyllis will get volunteers to help set up the tables and chairs. May 26th has been designated as the “rain day.” Gail will send out a reminder email to all residents. Suzanne will make up a flyer and distribute with the help of Karen. If no response is received by Monday, May 20th, the event will be canceled.

NEXT MEETING – No date has been determined for the next board meeting.

As there was no further business, the meeting was adjourned at 5:08 PM. Karen made motion to adjourn and Mike 2nd.

Suzanne Baker
Secretary

SB:ke

* Florida Statute 2023 Section 718.111 (11)(4n)

(n) The association is not obligated to pay for any reconstruction or repair expenses due to property loss to any improvements installed by a current or former owner of the unit or by the developer if the improvement benefits only the unit for which it was installed and is not part of the standard improvements installed by the developer on all units as part of original construction, whether or not such improvement is located within the unit. This paragraph does not relieve any party of its obligations regarding recovery due under any insurance implemented specifically for such improvements.