

## **MINUTES OF OSPREY VILLAGE BOARD MEETING MAY 18, 2023**

Board members present: Gail Williams- President  
Phyllis Niemi - Vice President  
John Berry - Treasurer  
Ruth Anderson - Secretary  
Frank Kacinko - 2<sup>nd</sup> Vice President (via Zoom)

Residents/Guests Present; Karen Eddy, Chauncey & Carol Anne Dunn, Frank Mynahan, Mike and Teresa Cherup and Gary Heyman.

President Gail Williams called the meeting to order at 2:00 PM. A motion was made by John Berry and 2<sup>nd</sup> by Phyllis Niemi to approve the minutes of the April 13, 2023 meeting as written. Motion passed unanimously.

**TREASURERS REPORT – John Berry** – John reported on our finances. Our total assets were reported as \$340,017.74 as of April 30<sup>th</sup>. With exception of the Seymour house, all maintenance fees were up to date. Phyllis moved and Ruth 2<sup>nd</sup> a motion to accept the financial report as presented. Motion passed.

### **MAINTENANCE REPORT – Phyllis Niemi**

- The pool heater has been turned off until October.
- It was decided to call the company we got the pool heater from to have preventative maintenance check done on it. Phyllis will check on this.
- Handy Andy has taken over the care of the Pool to save the association approximate \$1260 a year.
- Maintenance repairs done on 4321 as found on the pre-closing inspection.
- A new pressure washer has been purchased by the association to enable us to do the yearly pressure washing required. The previous one purchased had too many problems popping up and it was decided not to put good money after bad.
- The Board is looking for someone to do the pressure washing. We have a couple of options in work.

**INSURANCE REPORT – Frank Kacinko** – The property insurance of \$79,502, an increase of 105%, has been paid. Other insurance options were discussed but none were worth considering as it would put our property in jeopardy if we were to have a catastrophic loss. The extra money to pay the property insurance bill was taken from reserves but needs to be replaced.

### **OLD BUSINESS**

- New building paint colors (Southern Charm by Sherman Williams) were finalized by May 1<sup>st</sup> and the first three homes are to be started this coming weekend.
- The dead palm trees at 4121 and 4101 have been removed. New ones will be replaced after the type is decided.
- Gutters on Carol Beams home have been repaired.
- The Seymour home (4351) is now in foreclosure and being handled by our attorney.

- Joe Perucci and Mike Cherup are a committee of two to look into replacing our gazebo. Nothing to report as yet as the project is on hold for now.
- Fence post have not been removed. A couple of different options are being looked into and hopefully the project will begin soon.
- Everyone should be on the lookout for mail from Spectrum and how to get the ball rolling. Suzanne Perucci will be over seeing this project. We are still hoping July 1, 2024 will be the start date.

## **NEW BUSINESS**

- The color and type of mulch was discussed. Tyler – our lawn guy - brought 2 different types of brown bed covering -one bark and one chips - for us to check out. John put them around the big bush between the pool and pond for us to check out. We believe the brown bark would be the best choice. The black mulch was not recommended by Tyler as it shows too much debris.
- Special assessment for replacing the funds borrowed from our reserves was discuss. A motion was made by John Berry and 2<sup>nd</sup> by Ruth Anderson to assess the association members each \$1,000 to be paid in full at one time by August 1, 2023 or in two installments of \$500 each, one installment on August 1, 2023 and one installment on February 1, 2024. Motion was passed unanimously.
- We received a list of items needing to be repaired after home inspection for 4101. They have been noted and will be handled accordingly.

**NEXT MEETING** – The next board meeting will be at the home of Frank Kacinko at 541 Priscilla on June 15<sup>th</sup>, 2023 at 2 PM.

As there was no further business, the meeting was adjourned at 4:06 PM

Ruth Anderson  
Secretary