

**MINUTES OF OSPREY VILLAGE BOARD MEETING
AUGUST 31, 2023**

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

Residents/Guests Present: Mike Cherup, Karen Eddy, Joe & Suzanne Perucci, Sam Frattaroli, Ricky Littleton, President of POA

President Gail Williams called the meeting to order at 2:00 PM.

Ricky Littleton gave the Board a synopsis of the case against Jason Rodrigues for the alleged misappropriation of the POA funds in excess of \$37,000. He advised us that Jason Rodrigues was arrested and is out on bail. A trial will be forthcoming but no date is set as yet.

A motion was made by John Berry and 2nd by Frank Kacinko to approve the minutes of the August 3, 2023 meeting as written. Motion passed.

TREASURERS REPORT – John Berry – John reported on our finances. All members up to date on the COA with the exception Seymour. The Assessments are coming in. So far \$13,500 has been collected for the assessments. Ruth moved and Phyllis 2nd a motion to accept the financial report as presented. Motion passed.

INSURANCE REPORT – Frank Kacinko – The situation with the roof was turned into our insurance company who in turned sent an adjuster over to examine all the roofs. The adjuster turned the report into the insurance company and they decided to send over another inspector from Tornado Roofing to reinspect the roofs. The appointment is set for 9/18/23.

WELCOME COMMITTEE – Suzanne Perucci – No report

OLD BUSINESS AND MAINTENANCE REPORT – Phyllis Niemi

Power washing of 23 driveways and walkways have been completed at a cost of \$1450. All agreed the job was well done and we will certainly be using him again.

Phyllis has spoken with John Schneider regarding the painting schedule. He is in Texas at the present time but due back soon. There are a few houses that need touch up work done and then he will paint the wall at the north of Timothy with left over paint so we will only be charge for his labor. Then the remaining houses to be painted for 2023 will be scheduled.

Joe Perucci will be replacing the stop sign at the corner of Prisilla and Timothy soon.

The hose bibs on all the homes were tested and those that need to be replaced have been replaced by Coggins Plumbing.

Suzanne Perucci reported that 94% or 95% of all homes have Spectrum up and running. Those that are not are either because the home was recently sold or the owners have not arrived yet for the winter.

Suzanne also reminded us of the up-and-coming Garage Sale on November 10th and 11th from 9 AM to 2 PM. If there are not at least 5 or 6 participants, it will be cancelled.

Plantation has been in touch with Phyllis regarding removing all the old mulch and replacing it with new (color selected is brown). It was mentioned that mulch is on sale at Home Depot now.

NEW BUSINESS

Annual maintenance for the pool heater has been scheduled for September 19th between 9 and 11 AM for a cost of \$95.00.

One of the pumps in the north pond has been replaced.

During the month there was a request from Karen Eddy to add a screen porch to the area of her front door. The Board looked over the plans and unanimously approved the request.

John Berry requested we establish a budget committee to work on preparing the 2024 budget. The following people will be on the budget committee: John Berry, Phyllis Niemi, Frank Kacinko, Mike Cherup and Joe Perucci.

It was decided to update our emergency contact list. Ruth Anderson and Karen Eddy have volunteered to go to each house and update the listed information and/or get new information for each household. They will also be asking for a key to be used only the Board members in case of an emergency.

Gail received a letter from Diane Pisano to be read to the Board. She mentioned the leak on her roof and a recent plumbing problem. The roofing situation was discussed as mentioned above. The Board agreed the plumbing problem was an association responsibility and voted to reimburse the plumbing cost.

REQUESTS FROM HOMEOWNERS

Karen Eddy submitted a request to remove ixoras on one side of the house and replant on the other side and to remove a hibiscus and replace with something more suitable. A motion was made by Phyllis and 2nd by John Berry to approve her request. Motion approved.

It was again mentioned by Joe Perucci the concern about there not being a fence around the pond. Gail will send an email to our attorney requesting an opinion.

Ruth Anderson will contact SCCA about sending a representative to our Board meetings to enable answering questions of which we are unsure.

NEXT MEETING – The next board meeting will be at the home of John Berry, 4181 Timothy Drive on October 10th at 2:00 PM

As there was no further business, the meeting was adjourned at 3:38 PM

Ruth Anderson
Secretary

RA:gaw