



Greetings,

We hope this email finds you well. Below are the minutes from the December 19, 2024 Board Meeting.

Please note that the 2025 Condo Fee of \$585.00 per month will begin January 1, 2025.

The mangroves are schedule to be trimmed beginning January 6, 2025.

MINUTES OF OSPREY VILLAGE of CEDAR CREEK BOARD MEETING December 19, 2024

Board members present: Karen Eddy- President, Phyllis Niemi - Vice President, Suzanne Baker – Secretary and Frank Kacinko - Treasurer /Insurance (Via Zoom)

Residents/Guests Present: Ruth Anderson, John Berry, Suzanne Perucci and Janet DeMatteis

CALL TO ORDER: President Karen Eddy called the meeting to order at 2:25 PM. Karen made a gesture to waive the approval of the minutes of the November 21, 2024.

FINANCIAL REPORT – John Berry – John discussed the financial report and the 2025 proposed 2025 Budget. He also discussed delinquent payments, moving money to the UBS account, and properly accounting for prior year income. **Frank made a motion to accept the proposed 2025 Budget of \$320,307 with a monthly maintenance fee of \$585 starting January 1, 2025. Phyllis seconded it. Motion passed.**

INSURANCE REPORT – Frank Kacinko reviewed the insurance report, which showed increases in general liability and umbrella insurance. Phyllis made a motion to accept the report and Karen seconded it. Motion passed.

MAINTENANCE REPORT – Phyllis Niemi

Phyllis covered the maintenance report with topics like mulching, palm tree removal, and sprinkler system issues. Phyllis also mentioned we are waiting on a date as to when the Mangroves will be trimmed. Suzanne made a motion to approve the Maintenance report and Frank seconded it.

RESIDENTS COMMENTS OR QUESTIONS:

Suzanne Perucci asked about the maintenance of the mailboxes. Discussion tabled for a future meeting.

NEXT MEETING: The Annual General Meeting and Board of Election of the Osprey Village at Cedar Creek and will take place on February 13, 2025, at 6:30 PM at Grace Methodist Church in Merritt Island.

As there was no further business, the meeting was adjourned at 3:00 PM. Frank made motion to adjourn, and Suzanne seconded it.

Suzanne Baker
Secretary

SB:ke

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