

**Oronoque Village Condominium Association  
Board of Directors Meeting  
Tuesday, April 19, 2016, 7:00 p.m.  
600 North Trail, Stratford, Connecticut**

The meeting was called to order by Oronoque Village Condominium Association (“OVCA”) President Bob Grosso at 7:00 p.m.

At **Open Forum** Angela Alvisi (595B) questioned the cost of SAC events; Dee Varholak (Pontiac Lane) wants support from the OVCA for the New Year’s Eve Party; and Lee Schlafer (136A Bison) spoke about the proposed change to zoning at 795 James Farm Road.  
\*\*\*Bob Grosso said he would take action on the New Year’s Eve issue.

The Secretary, Karen Hahn, called the **roll**.

Present:

Officers:

President Bob Grosso  
Vice President Cheryl Dwyer  
Treasurer Bob Romatzick  
Secretary Karen Hahn

District Representatives:

District 1	Larry Hartley
District 2	Connie Shaw
District 3	Herb Galvez
District 4	Skip Malone (alternate)
District 5	Tom Torpey
District 6	Jerry Brown
District 7	Marilyn Coffey
District 8	Kathy Koritko (alternate)
District 9	Dima Thompson
District 10	Dave Bingham
District 11	Jim Manzolli

Also present, Executive Manager John Staley

The **minutes of March 15, 2016** were approved as presented.

In the **President’s Report** Bob Grosso stated that the duty of the board is to protect, maintain, enhance and preserve the association and its assets. To this end he recommended that the Board pass the 2016/17 budget.

The **Treasurer’s Report** for the nine months’ period ending March 31, 2016, was read and accepted. (See attached.)

The **Executive Manager** stated that Justin Cornelius, General Manager of the Oronoque Country Club, has submitted its annual letter to the Board asking for permission to advertise within certain parameters. Upon motion by Cheryl Dwyer, the Board unanimously approved this request, a copy of which is attached.

### **Standing Committees**

**Maintenance Committee.** No report

**House Committee.** Steve Brieger reported and the committee report is attached.

The **Architectural Committee** report was given by Jim Manzolli. On a motion by Jerry Brown, requests to build a deck at 473A and to expand a deck at 286B were unanimously approved. See report attached.

The **Social Activities Committee** (“SAC”) report was given by Barbara Minoff (See attached report.)

### **Ad Hoc Committees**

**Communications Committee.** Chairperson Cheryl Dwyer reported She stated that committee meetings, which are open to residents, are held on the first Wednesday of each month at 10:00 a.m. in the Boardroom.

**Election Committee.** Chairperson Dave Bingham gave the report of the committee related to the Nominating Committee and the Vote Counting Recommendation. The report is attached. The recommendations are to be voted on under new business.

**Racquet Sports Facility Committee.** Jerry Brown reported on behalf of Bob Macaluso. A quorum was not present at the April 12 meeting and the report of the chair is attached hereto

### **Unfinished Business:**

**Bylaws ART VII, Section 9(A)(1)** was reviewed. The Board made changes to the previous approved language. The new language for this section which included Section 9(A)(2) also is:

Windows and Glass Panes

#### **ART. VII, Section 9(A)(1)**

1. Windows and Glass Panes
  - a. All original window frames are the responsibility of the Unit Owner, except for the glass panes.

- b. The glass panes are the responsibility of the Association and will be replaced by the Association at no charge to the Unit Owner with the exception for breakages if attributable to to the Owner or Renter.
- c. All frames and panes replaced by a Unit Owner with newer materials (such as vinyl) in the same original opening or in a new location are the responsibility of the Unit Owner.
- d. Breakage caused by golf balls to window panes in the original window location are the responsibility of the Association. Breakage to window panes added in a new location by a Unit Owner are the Unit Owner's responsibility.
- e. The cost of any glass replacement will not exceed the cost of the standard glass being used by the Association for replacements, i.e., if the Unit Owner has replaced a window pane with a more expensive type of glass, it will be covered only at the standard glass cost

This section had been moved by Barbara Minoff at a previous meeting and she moved it at this meeting. It was passed with one "no" vote. (Galvez)

Next:

**ART VII, Section 9(A)(2)** was discussed. The following was moved by Barbara Minoff, who was the acting board member for District 11 at the previous meeting. It was passed unanimously.

## 2. Sliding Glass Doors

### a. Definitions:

- 1) The Master Sliding Door Frame is the main wooden structure attached to the building (including the foot sill and the Sidelight Glass) that surrounds and holds the original Metal Sliding Glass Door Frame and Glass.
- 2) The Metal Sliding Glass Door Frame is the Metal Frame that sits inside the Master Sliding Door Frame and holds Glass.
- 3) A Modification is classified/made If the Master Sliding Door Frame or the Metal Sliding Glass Door Frame and Glass is replaced with a newer material (such as metal, wood or vinyl) by a previous or present owner. This becomes the responsibility of the Unit Owner. No glass will be replaced in modified frames by the Association.

b. Original Master Sliding Door Frames are the responsibility of the Association

c. Original Metal Sliding Glass Door Frames and Glass are the responsibility of the Association

The Bylaws Revision Committee is hereby instructed to review the language in the Declaration for any possible conflict. A motion related to Section (9) (2) (d) was rendered moot by the changes to Section 9(A)(1) and (2).

## New Business:

The first item of business was **approval of the 2016-17 Budget**. Prior meetings were held for the Board to review the budget. The increase is due mainly to the Internet expenses the Association added in lieu of payment of these expenses by individual unit residents. Jim Manzolli asked about the requirement that reserves be over 10% and it was stated that the new budget will provide reserves of 18%. Bob Romatzick moved that the budget be approved. The Board voted unanimously for approval.

A motion to amend **ART VII (C) Fines** was withdrawn by Cheryl Dwyer, who had moved the item originally, with the consent of Torpey who had seconded the motion. Questions were brought forth about what is reasonable and concerns over discrimination if fines were not assessed evenly. John Staley will check further with counsel regarding the meaning of the term "reasonable" and the concerns over discrimination. Since general language is already in the Bylaw, more specific information could be put into the OVCA Rules and Regulations.

The recommendations of the **Election Guidelines Committee** chaired by Dave Bingham were considered next.

### **ART IV, Standing Committees, Section (2)(A)(3)**, was changed from

"... the Chairman shall report to the Board of Directors as a whole and present a slate of the four best qualified candidates ... along with the names of any other qualified office seekers ...."

to

**"The Chairman shall report to the Board of Directors as a whole and present a list of all qualified candidates in alphabetical order by position."**

The Board, on motion by Dave Bingham, unanimously passed the motion.

### **ART IV, Standing Committees, Section (2)(A)(3)** was changed from

"In the event there are multiple candidates for one or more offices, the Board of Directors shall schedule a candidates' night . . ."

to

**The Board of Directors shall schedule a Candidates' Night for every election, even if there are not multiple candidates."**

Dave Bingham moved this change and the Board unanimously passed the motion.

Dave Bingham next proposed the addition of **Vote Counting Rules or Regulations** as follow:

**"The President of the Boards of Directors shall appoint a minimum of three (3) people, in addition to the office staff, to count proxy votes that are cast prior to the election.**

**Additionally, the President shall appoint five (5) people to count votes on the night of the election."** and

**"Each candidate may appoint up to two (2) people each to serve as observers of the vote counting on the night of the election."**

Upon consent of the Board, a **Special Board of Directors Meeting** to finalize changes to the Bylaws will be held at 4:00 p.m. on Thursday, April 28.

**Closing Forum:** District 2 asked about horse shoe pits, Lee Schlafer (136A Bison Lane) asked about one call messaging for after hours' emergencies. Jim Thompson (429A Naraganset Lane) mentioned additional microphones for board meetings.

Upon motion made by Bob Grosso, the **Regular Meeting adjourned** at 9:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Karen V. Hahn".

Karen V. Hahn  
Secretary, OVCA