

**Oronoque Village Condominium Association
Special Board of Directors Meeting
Thursday, July 7, 2016, 4:00 p.m.
600 North Trail, Stratford, Connecticut**

The meeting was called to order by Oronoque Village Condominium Association (“OVCA”) President Bob Grosso at 4:03 p.m.

There were no speakers for Open Forum.

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	James Orlowe, alternate
District 2	Joan Capron, alternate
District 3	Herb Galvez
District 4	Jackie Freeman
District 5	Tom Torpey
District 6	Jerry Brown
District 7	Carole Plotnick, alternate
District 8	Judy Waldeyer
District 9	Dima Thompson
District 10	Dave Bingham
District 11	Jim Manzolli

Not present, Executive Manager John Staley

New Business:

Bylaws

Dave Bingham moved following changes to the Bylaws

ART V, Section 4, pg. 18

Annual Meetings. Annual meetings of the Unit Owners shall be held on the third Tuesday of September in each year, absent extenuating circumstances, for the purpose of election officers for vacancies on the Board of the officers herein provided. Ballots shall include the names of

those people nominated by the Nominating Committee for each office. [The following was deleted “together with the names of any other qualified candidates for that office.” from the previous sentence.] Voting on vacancies shall be in accordance with the requirements of Section 8 of this Article. Unit owners may transact”

ART III, Sec 6 (A) Add to sentence “The President shall not serve as Treasurer or Secretary in the absence of the Treasurer or Secretary” the following “nor may any President hold the office of Vice President, Secretary, or Treasurer during the two years following the President’s term as President.”

ART III Sec 6(A) is changed from “the President shall not serve as a voting member of any committee . . . to “the President shall not serve as a voting member of any committee with the exception of the Committee.”

ART III Sec. 6(A) Change “... if the President serves for less than six (6) months in one Election Year, it will not count as a year of service for purposes of the three (3) consecutive year limitation” to “if the Vice President is required to serve out the term of the elected President that service shall not count towards the Vice President’s eligibility to run for the office of President for two consecutive two year terms.”

The above changes were passed unanimously by the Board.

On motion by Jerry Brown with a unanimous vote, ART III Sec. Voting shall have added at the end of the sentence, “To be valid, the designation of the proxy ... until revoked in writing by he Unit Owner . . . “but shall expire immediately following the completed vote.”

On motion by Karen Hahn and passed with a unanimous vote, in ART VII, Sec.9(A)2 the words “or screens” was added to the sentence “the cost to repair breakage by golf balls to glass window panes or screens in the original window location is the responsibility of the Association.”

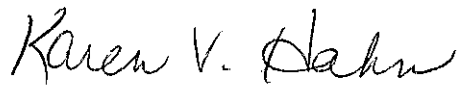
With regard to the **Declaration, on motion by Jackie Freeman**, the attached “First Amendment to Amended and Restated Declaration of Oronoque Village Condominium Association dated 9/16/2008,” attached hereto and incorporated herein, was unanimously passed by the Board.

Next, **Herb Galvez moved** that the **Bylaws** as presented by the Bylaws Revision Committee, with the changes enumerated herein and unanimously approved by the Board, are hereby approved unanimously by the Board.

There were no speakers for the Closing Forum.

The meeting was adjourned at 6:02 p.m.

Respectfully submitted,

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

Karen V. Hahn
Secretary, OVCA

**FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF
ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION DATED 9/16/2008**

This First Amendment to Amended and Restated Declaration of Oronoque Village Condominium Association Dated 9/16/2008 made this ____ day of _____, 2015 by **ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION, INC.**, a Connecticut Non Stock Corporation with an office and place of business at 600 North Trail, Stratford, Connecticut 06614 (“OVCA”).

W I T N E S S T H:

WHEREAS, the members of OVCA through OVCA approved an Amended and Restated Declaration of Oronoque Village Condominium Association Dated 9/16/2008 (the “Declaration”) which was recorded in Volume 3319 at Page 100 of the Stratford Land Records;

WHEREAS, on or about August 13, 2014, OVCA acquired the fee interest of (i) the North Club House and its related improvements, as more particularly described in Schedule A-1 attached hereto and made a part hereof (the “North Clubhouse”), and (ii) the South Club House and its related improvements, as more particularly described in Schedule A-2 attached hereto and made a part hereof (the “South Club House” and together with the North Club House, collectively the “Club Houses”);

WHEREAS, at the time of the acquisition of the Club Houses, all of the Community Facility Leases (as defined in the Declaration), pursuant to which the Club Houses were previously leased to OVCA, were terminated by the parties thereto;

WHEREAS, the members of OVCA desire to eliminate all references to the Community Facility Leases in the Declaration and recognize the ownership of the Club Houses by OVCA; and

WHEREAS, OVCA further desires to make certain other amendments to the Declaration as more particularly described herein.

NOW, THEREFORE, in consideration of the premises recited above, OVCA declares as follows:

1. The definition for “Community areas and facilities” contained in Declaration Article 2 is hereby deleted and the following is hereby substituted in its place:

‘Community areas and facilities’ means those areas and facilities, including, but not limited to, recreational facilities, the Club Houses (as hereinafter defined), streets, roadways, open spaces, tennis courts, maintenance building, antenna site and mini-farms, which benefit all unit owners and ‘Oronoque Village’ as hereinafter defined.

2. The following definition for 'Club Houses' is hereby be added to Article 2 of the Declaration:

'Club Houses' means the North Club House and its land and related improvements, as more particularly described in Schedule A-1 attached hereto and made a part hereof, and (ii) the South Club House and its land and related improvements, as more particularly described in Schedule A-2 attached hereto and made a part hereof

3. Article 10. COMMUNITY FACILITIES LEASE is hereby deleted in its entirety and the following is hereby substituted in its place:

Article 10. CLUB HOUSES

On or about August 13, 2014, OVCA acquired the fee title to the Club Houses. Each unit owner shall have the right to use, occupy and enjoy the Club Houses as a member of OVCA, subject to this Declaration, the By-Laws and such rules and regulations the Association from time to time adopt.

4. Article 11(A) of the Declaration is hereby deleted and the following is hereby substituted in its place:

(A). All real estate and personal property taxes levied by any governmental unit upon the land and improvements of the Club Houses.

5. The following definition of "Spouse" is hereby added to Article 2 of the Declaration:

'Spouse' means a partner in a marriage or civil union, recognized under the laws of any State of the United States, to a Unit Owner.

6. The following definition of "Domestic Partner" is hereby added to Article 2 of the Declaration:

'Domestic Partner' means the partner of an unmarried individual, who is living with such individual in a committed relationship.

- ~~6.7.~~ Article 5(B) of the Declaration is hereby deleted and the following is substituted in its place:

(B). In order to preserve the character of Oronoque Village as an adult community meeting the requirements of the Fair Housing Act amendments of 1988, anything to the contrary herein notwithstanding, occupancy of any unit shall be limited to persons of the age of fifty-five (55) years or over (each an "Age Qualified Occupant"); a Spouse or Domestic Partner of an Age Qualified Occupant, regardless of age, residing with such Age Qualified Occupant; and the child or children of an Age Qualified Occupant and/or such Age

STATE OF CONNECTICUT)

) ss. Bridgeport

, 2016

COUNTY OF FAIRFIELD)

On the above date, personally appeared _____, President of Oronoque Village Condominium Association, Inc., a Connecticut non-stock corporation, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such President and the free act and deed of said Oronoque Village Condominium Association, Inc., before me.

Daniel S. Nagel
Commissioner of the Superior Court
Notary Public

My Commission Expires: