



ORONOQUE VILLAGE TAX DISTRICT  
600 North Trail  
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**Oronoque Village Tax District  
Board of Directors Meeting  
North Clubhouse, 600 North Trail, Stratford, Conn.  
Tuesday, October 25, 2016 – 7:00 p.m.**

**Open Forum:**

Jerry Brown (122A Cayuga Lane) spoke about a blocked exit to Cayuga Lane from the South Clubhouse parking lot. He asked the Board to make a motion to remove the barrier that blocks Cayuga Lane.

Betty Mulholland (273B Running Brook Lane) said that loose blacktop near her home has gone unrepaired.

**I. Roll Call**

President Steve Brieger	Present
Vice President Bill Tanski	Present
Treasurer Jim Irwin	Present
Secretary Marguerite Dunigan	Present
Director Mel Holson	Absent
Executive Manager John Staley	Absent

**II. Pledge of Allegiance**

**III. Approval of Minutes**

The minutes from July 16, 2016 were approved without changes.

**IV. President's Comments**

OVTD President Steve Brieger spoke about an upcoming retirement party to recognize outgoing Executive Manager John Staley and praised Mr. Staley for all of the accomplishments he has achieved during his tenure. The refurbishment of the Clubhouses was John Staley's vision. He noted that incoming Executive Director John Izzo will start on Nov. 1. He said the search for the

executive manager was an extraordinary project in which 85 plus resumes were reviewed. The candidates were narrowed down to four prospects. John Izzo was selected due to his exemplary references and relevant experience.

## **V. Treasurer's Report**

Jim Irwin read the OVTD Treasurer's Report for nine months ending Sept. 30, 2016.

He noted that the Oronoque Village Tax District financial statements for the fiscal year ending June 30, 2016, are on file for public inspection in the Oronoque Village Business Office. This report is the first from the new auditing company and he thinks the company did an excellent job. He said that the auditors' report states that OVTD is financially robust and "got a clean bill of health."

### **Income**

- (1) District taxes billed through September 30th were \$462,190.
- (2) Other income through September 30th is \$71,686.
- (3) Interest income through September 30th is \$512.

Other income includes budgeted transfers from reserves as well as OVCA's current year repayment of its 25 year promissory note to OVTD. This was a result of using OVTD funds for the down payment on the purchase of the community buildings.

### **Expenses**

Our September 30th actual expenses are less than our budgeted expenses by \$13,363.

**Reserves** Total monies in reserves are \$499,114 which are held in a checking account as well as in a cd with interest of .30%. We used \$171,303 of reserve money to pay off the pool loan early. As voted on, we paid back \$34,264 this fiscal year to reserves and will pay back the final \$34,264 next fiscal year.

**Delinquencies** Under the OVTD collection policy, there was nine units with assessments 90 days or more past due for a total of \$6,797. Of these past due amounts, \$1,388 was collected in 10/16.

Jim discussed the road paving that was done by Burns Construction. There have been complaints that the driveways were not re-done when the roads were paved. Jim Irwin said that road paving is like a "ballet;" there are pavers, loaders and sweepers that all must work in harmony. Driveway paving is an entirely different operation that requires different mixers and different equipment. Steve Brieger noted that spraying or painting the driveways is being looked into; they will cosmetically look better but they will never match the roads.

## **VI. Executive Manager's Report:**

Steve Brieger read the Executive Manager's report. Regarding a flood zone: FHA has not recertified Oronoque Village's flood insurance because we are no longer part of a national flood insurance program. This is because the FHA certification that OV received last year was issued in error.

This means that in order to prequalify we need to purchase flood insurance for those buildings in the zone at an estimated cost of nearly \$300,000. However, OV is working with Barry Hammons of Hammons LLC, Civil Engineers and Land Surveyors. They have completed their contracted surveying and will be submitting their report to FEMA very shortly. We remain optimistic that FEMA's response may reclassify the flood zone and insurance classification that would ultimately benefit many residents. If we are successful, this would resolve most, if not all, of the FHA requirements.

There has been some reorganization of Maintenance Department staff. Mark Rhatigan has taken on the position of Maintenance Operations Manager. He is responsible for the overall Maintenance Department. Frank Forte is now a Special Projects Coordinator. He will be working on projects under the direction of the Executive Director.

#### **VII. Old Business: Walking Paths**

Bill Tanski discussed a plan to implement safe walking routes on the North side. A map of the walking routes will be inserted in the Nov. 15 issue of the *The Villager* as a special insert.

The map is the product of an OVCA and OVTD joint operation to create safe walking routes for residents. A committee was tasked to create these routes. There are two walking routes: a "red" and "yellow" route of different lengths. However, the routes connect to each other so that someone can walk both for a longer workout.

There was special concern regarding residents walking on the busier parts of North Trail. Therefore, the designated routes on this map avoid most of those areas. The exceptions are some brief areas south of the tennis courts and the very northern part of North Trail. The latter has little traffic.

Residents are urged to use these routes as we're concerned for their safety. If residents adopt these routes, plans will be presented for paths on the South side.

#### **VIII. New Business**

A motion to approve Jerry Brown's request to remove the barrier to Cayuga Lane from the SCB parking lot was made by Jim Irwin.

Steve said in the past there was no passage to Bison from the SCB Parking Lot due to a garden that was blocking the road. The garden was moved because it caused issues for snowplows during snow removal. Once the garden was removed, there was room for parking. Two striped parking spots were added in place of the garden. These parking spots now block Bison Lane.

Discussion ensued.

The motion was approved unanimously.

Steve Brieger read a letter from a resident who feels that OV should reimburse her for costs of \$233.96 due to a flat tire.

Discussion ensued.

Bill Tanski made a motion that the resident be reimbursed 100 percent for tire repair. There was no second to the motion.

Discussion ensued. Jim Irwin said he was uncomfortable stating that there was a problem with an OV road. Steve Brieger said the options were to reject or approve the request or to split the difference of the amount requested. Marguerite Dunigan said there is no specific policy in place and she is reluctant to establish a precedent.

Marguerite Dunigan made a motion that Oronoque Village is not responsible for the reimbursement of the tire. The motion passed unanimously.

#### **IX. Closing Forum**

Betty Mulholland (273B Running Brook Lane) posed a question about establishing walking paths on the south side. Jim Manzolli (who is on the Walking Path Ad Hoc Committee) responded that the South side is more difficult to navigate for walking trail creation.

Jerry Brown (122A Cayuga Lane) said that moving the barrier in the SCB parking lot will make it easier to set up a walk path,

Barbara Minoff (731A North Trail) spoke about the walking trail signage.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

  
Marguerite Dunigan  
OVTD Secretary