

Oronoque Village Condominium Association
600 North Trail Stratford, Connecticut, 06614
Board of Directors Meeting
Tuesday, January 17, 2017 - 7:00 p.m.

The meeting of the Oronoque Village Condominium Association (OVCA) was called to order by President Robert Grosso at 7:00 p.m.

Open Forum: Loretta Sills of 551B North Trail asked if a standard was needed for the motion-sensor lights being suggested in an Eblast as a security measure. John Izzo clarified that the Eblast was referring to the lighting by the front doors which can be converted to a motion-sensor style. Additional motion-sensor lights added to the building would need the approval of the Architectural Committee. Mark Sills of 551B North Trail spoke about his dissatisfaction with how some board members handled their responsibilities in terms of honoring confidentiality and the Code of Ethics. He stated that he believed his district representative, Judy Waldeyer, should resign from her position. Ernie Park of 631B Onondaga Lane stated that the Board had an obligation to investigate the possibility that there was a security breach that allowed the unauthorized use of emails. Dal Lowenbein of 529B Narragansett Lane stated that she wanted assurances that none of her personal information was compromised. Lauren Park of 631B Onondaga Lane stated that anyone with questions about cyber security could contact she or her husband as this was their business.

The Secretary, Lee Schlafer, called the roll.

Present:

Officers:

President Robert Grosso

Vice President Cheryl Dwyer

Treasurer Robert Romatzick

Secretary Lee Schlafer

District Representatives:

District 1	Larry Hartley
District 2	Connie Shaw
District 3	Michael Hill Alt.
District 4	Irene Keating Alt.
District 5	Dick Steinfeld
District 6	Jerry Brown
District 7	Joanne Sutphen
District 8	Judy Waldeyer

District 9 Dima Thompson
District 10 David Bingham
District 11 Barbara Minoff

Also present, Executive Director John Izzo

The minutes of November 15, 2016 and December 19, 2016 were approved as presented.

In the **President's Report**, Bob Grosso summarized the Special Meeting of January 11, 2017, and read the Eblast statement which asked the Village to move on and allow the Board and Executive Director to return to working on Village issues. He indicated that he was not happy with the behavior of the audience and some board members and was disappointed that people were not more respectful of the speakers despite his requests for order.

President Grosso then spoke about Village business advising that Mr. Frank Forte, Maintenance Director for 34 years, had decided to leave and move on to other endeavors. He also said that both job evaluation tools and job descriptions for all employees were being developed by the Human Resource Committee. An update of the Employee Handbook is also in progress and consideration is being given to adding a manager of Human Resources and Safety to the 2017-2018 budget.

A report on the flood zones is expected by the end of the month. The sanding of the floor in the South Clubhouse has been rescheduled from the end of January to the end of February. Work in the Arts & Crafts and Ping Pong rooms is moving ahead and the issue with Wi-Fi hot spots in the Clubhouses is being addressed by Optimum at no cost to the Association. Lastly, he announced that there will be no OVCA meeting in February.

The **Treasurer's Report** for the six months ending 12/31/16 was read by Robert Romatzick and was accepted. (See attached report)

In the **Executive Director Report** John Izzo spoke about the status of collections, the effort to increase *Villager* advertising, the status of uniforms ordered for Maintenance staff, which are due shortly, and rebidding contracts for a number of Maintenance services. A Safety Training Program will soon be introduced to Maintenance for the purpose of improving employee safety and controlling workmen's compensation costs. Mark Rhatigan and John Izzo have been developing plans for the upcoming projects in the spring. He concluded his comments saying that a luncheon was being planned for Frank Forte and details would be forthcoming.

Standing Committees:

Maintenance Committee- Ken Block stated there was no report this month

Insurance Committee- No report

House Committee- No report, comments deferred to New Business

By-Laws Revision Committee- No report

Architectural Committee- No report

Social Activities Committee- Barbara Minoff reported that the New Year's Eve event at Oronoque Country Club was very successful. The reception given for John Staley's retirement at the North Clubhouse was also very enjoyable. About 60 welcome packets have been distributed to new Villagers to date and the program continues to be very well received. The February *Villager* will have a list of SAC events scheduled for 2017.

Racquet Sports Committee- Tom Torpey, speaking for chair Bill Tanski, reported that the guidelines for court use have been issued. Bob Grosso indicated that those guidelines would be discussed under New Business.

Communications Committee- Cheryl Dwyer explained that the February 1st *Villager* will have instructions on how to sign on to the newly updated Oronoque Villager website. These instructions will also be communicated via an Eblast.

Ad Hoc Committees:

Rules and Regulations Committee- Lee Shlafer said that she and Dima Thompson met with Mark Rhatigan to review parking rules. Another meeting of the committee is planned for the near future.

Old Business: None

New Business: Cheryl Dwyer made a motion to approve the Collection Policy as presented. The motion was seconded by David Bingham. The motion passed with a unanimous vote. A motion was made by Barbara Minoff to adopt the House Casual Use Policy. The motion was seconded by Cheryl Dwyer. Discussion followed about whether the policy now included friends as well as family. The response was that friends are included. Some board members expressed concern about the age of residents who might use the building and have alcohol at their gatherings. It was explained that this policy was not changing any previous usage of the buildings, it was meant to clarify when residents could meet casually without incurring fees or needing to reserve space. The motion was brought forward for a vote. The motion passed with 10 votes in favor, 1 no vote and 3 abstentions. A motion was made by Lee Shlafer to adopt the Racquet Sports Guidelines. It was seconded by Dick Steinfeld. Cheryl Dwyer asked if the guidelines gave preference to non-residents causing residents to not have the opportunity to play. Tom Torpey responded that did not occur because foursomes were assembled based on ability and all who wanted to play were able to do so. The motion was brought forward and passed with 11 in favor

and 3 abstentions. President Bob Grosso brought up the topic of cyber security. He explained that he understood the concerns of a number of residents and had received some emails on the matter as well. He had discussed the subject with the Association's attorneys and was developing a plan on how to move forward to investigate if a breach had occurred. The cost of such investigations can be significant so he wanted to be cautious about the approach that was used. The Board is aware that a resident who has expertise in this field has offered his services at no charge, however the attorneys have expressed some concern about a resident having access to the Association's system. This matter is being looked into very carefully. He asked the Board to consider authorizing the expenditure of some amount to move forward with the investigation into the security issue. If no authorization is given, it may be necessary in the near future to hold a Special Meeting to ask for the authorization. Cheryl Dwyer made a motion to authorize up to \$10,000.00 to be spent to investigate a security breach. Barbara Minoff asked if a basic search could be done. Bob Grosso responded that was what he hoped would be accomplished. Jerry Brown asked if it was determined that any one on staff had been involved in a breach would some action be taken. Bob Grosso answered that one intent of the investigation was to find out if that happened and then decide what response was appropriate. The motion was brought forward for a vote. The motion passed unanimously.

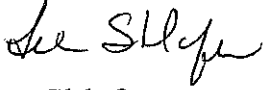
Barbara Minoff made a motion to move into Executive Session. The motion was seconded by Dima Thompson.

The Board returned to the meeting at 8:10 p.m.

Closing Forum: Mark Sills of 551B North Trail suggested that the notes of those who spoke at the 1/11/17 meeting be collected since the recording of that session is not available. He also said all passwords should be changed in view of the possible breach issue and any employees who have left or are about to leave should not have access to the Association's systems. Bob Grosso answered that those connections either have or are about to be severed. Ernie Park of 631B Onondaga Lane again offered his services to investigate the possible breach. Lauren Park of 631B Onondaga Lane said a friend of hers in the Village has written to the Attorney General and notified the Town of Stratford Police. Dal Lowenbein of 529B Narraganset Lane re-expressed her concerns.

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lee Schlafer".

Lee Schlafer
OVCA Secretary

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

RESOLUTION ACTION RECORD **January 17, 2107**

RESOLUTION: A motion to adopt the House Casual Use Policy.

Motion by Barbara Minoff

VOTE: PASSED		YES	NO	ABSTAIN	ABSENT
President	Bob Grosso				
Vice President	Cheryl Dwyer	x			
Treasurer	Robert Romatzick	x			
Secretary	Lee Schlafer	x			
District 1	Larry Hartley		x		
District 2	Connie Shaw			x	
District 3	Michael Hill Alt	x			
District	4 Irene Keating Alt.			x	
District 5	Richard Steinfeld	x			
District 6	Jerry Brown	x			
District 7	Joanne Sutphen	x			
District 8	Judy Waldeyer	x			
District 9	Dima Thompson			x	
District 10	David Bingham	x			
District 11	Barbara Minoff	x			

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

RESOLUTION ACTION RECORD **January 17, 2107**

RESOLUTION: A motion to authorize up to \$10,000.00 to be spent to investigate a security breach.

Motion by Cheryl Dwyer

VOTE: PASSED		YES	NO	ABSTAIN	ABSENT
President	Bob Grosso				
Vice President	Cheryl Dwyer	x			
Treasurer	Robert Romatzick	x			
Secretary	Lee Schlafer	x			
District 1	Larry Hartley	x			
District 2	Connie Shaw	x			
District 3	Michael Hill Alt	x			
District 4	Irene Keating Alt.	x			
District 5	Richard Steinfeld	x			
District 6	Jerry Brown	x			
District 7	Joanne Sutphen	x			
District 8	Judy Waldeyer	x			
District 9	Dima Thompson	x			
District 10	David Bingham	x			
District 11	Barbara Minoff	x			

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

RESOLUTION ACTION RECORD **January 17, 2107**

RESOLUTION: To move into Executive Session.

Motion by Barbara Minoff

VOTE: PASSED		YES	NO	ABSTAIN	ABSENT
President	Bob Grosso				
Vice President	Cheryl Dwyer	x			
Treasurer	Robert Romatzick	x			
Secretary	Lee Schlafer	x			
District 1	Larry Hartley	x			
District 2	Connie Shaw	x			
District 3	Michael Hill Alt	x			
District 4	Irene Keating Alt.	x			
District 5	Richard Steinfeld	x			
District 6	Jerry Brown	x			
District 7	Joanne Sutphen	x			
District 8	Judy Waldeyer	x			
District 9	Dima Thompson	x			
District 10	David Bingham	x			
District 11	Barbara Minoff	x			

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

RESOLUTION ACTION RECORD **January 17, 2107**

RESOLUTION: To approve the Collection Policy as presented.

Motion by Cheryl Dwyer

VOTE: PASSED		YES	NO	ABSTAIN	ABSENT
President	Bob Grosso				
Vice President	Cheryl Dwyer	x			
Treasurer	Robert Romatzick	x			
Secretary	Lee Shlafer	x			
District 1	Larry Hartley	x			
District 2	Connie Shaw	x			
District 3	Michael Hill Alt	x			
District 4	Irene Keating Alt.	x			
District 5	Richard Steinfeld	x			
District 6	Jerry Brown	x			
District 7	Joanne Sutphen	x			
District 8	Judy Waldeyer	x			
District 9	Dima Thompson	x			
District 10	David Bingham	x			
District 11	Barbara Minoff	x			

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

RESOLUTION ACTION RECORD **January 17, 2107**

RESOLUTION: To approve the Racquet Sports Guidelines
Motion by Lee Schlafer

VOTE: PASSED		YES	NO	ABSTAIN	ABSENT
President	Bob Grosso				
Vice President	Cheryl Dwyer			x	
Treasurer	Robert Romatzick	x			
Secretary	Lee Schlafer	x			
District 1	Larry Hartley	x			
District 2	Connie Shaw	x			
District 3	Michael Hill Alt		x		
District 4	Irene Keating, Alt.	x			
District 5	Richard Steinfeld	x			
District 6	Jerry Brown	x			
District 7	Joanne Sutphen	x			
District 8	Judy Waldeyer	x			
District 9	Dima Thompson	x			
District 10	David Bingham	x			
District 11	Barbara Minoff			x	

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

RESOLUTION ACTION RECORD **January 17, 2107**

RESOLUTION: To approve the Racquet Sports Guidelines
Motion by Lee Schlafer

VOTE: PASSED		YES	NO	ABSTAIN	ABSENT
President	Bob Grosso				
Vice President	Cheryl Dwyer			x	
Treasurer	Robert Romatzick	x			
Secretary	Lee Schlafer	x			
District 1	Larry Hartley	x			
District 2	Connie Shaw	x			
District 3	Michael Hill Alt		x		
District 4	Irene Keating, Alt.	x			
District 5	Richard Steinfeld	x			
District 6	Jerry Brown	x			
District 7	Joanne Sutphen	x			
District 8	Judy Waldeyer	x			
District 9	Dima Thompson	x			
District 10	David Bingham	x			
District 11	Barbara Minoff			x	