



**ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION**  
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**OVCA**  
**January 20, 2015**  
**Board Meeting Minutes**

The Board convened at 6:30 p.m. Roll call was taken.

**Roll Call**

President	Linda Libertino
Vice President	Absent
Treasurer	Absent
Secretary	Cheryl Dwyer

**Representatives:**

District 1	Dee Tuozzoli
2	Joan Capron, Alt.
3	Herb Galvez
4	Frederick (Skip) Malona, Alt.
5	Karen Hahn
6	Jerry Brown
7	Marilyn Coffey
8	Marcia Klein, Alt.
9	Absent
10	Dave Bingham
11	Jim Manzolli

Also present, John Staley, Executive Manager

Cheryl Dwyer made a motion to go into Executive Session to consult with legal counsel David Morosan. The motion was seconded by Dee Tuozzoli and approved with 12 in favor and three absences. The Executive Session began at 6:38 p.m. and concluded at 7:30 p.m. The open Board Meeting got under way immediately thereafter.

**Roll Call**

President	Linda Libertino
Vice President	Absent
Treasurer	Absent

Secretary Cheryl Dwyer

Representatives:

District 1	Dee Tuozzoli
2	Joan Capron, Alt.
3	Herb Galvez
4	Jackie Freeman
5	Karen Hahn
6	Jerry Brown
7	Marilyn Coffey
8	Judy Waldeyer
9	Absent
10	Dave Bingham
11	Jim Manzolli

OVCA President Linda Libertino noted that Dima Thompson was in attendance as a representative for District 9, although Dima is not entitled to contribute to board discussions or vote on OVCA motions.

### **I. Open Forum**

Fred Hyatt (654A Osage Lane) discussed the status of the Shakespeare Theatre in Stratford and encouraged residents to attend a Town Hall meeting on Jan.28 that would address matters pertaining to the theater.

Al Schlager (109A Creek Lane) said a City Council Meeting on Jan. 21 will address affordable housing and encouraged residents to attend. He also spoke about the status of the Shakespeare Theatre and the proposals that are being considered for the property. He suggested residents contact their councilmen, the mayor and the newspaper to share their opinions on the proposals for the theater.

John (Mac) Leask (93A Seminole Lane) voiced dissatisfaction with his flood zone status since Hurricane Sandy occurred. He is unhappy that the flood zone status limits his ability to obtain a loan to refinance his property. He said that he would like to see an increase in the amount of flood insurance that Oronoque Village carries..

### **II. Legal Counsel Comments**

OVCA President Linda Libertino said that Attorney David Morosan will summarize the events of the Executive Session. She noted that OVCA is now in the "end game" of finalizing its purchase of the two community buildings. A title research was conducted and other items are being transferred from OVTD to OVCA. Linda said she would take four two-minute questions following David Morosan's summary.

Linda also noted that a detailed article on these events will be published in an upcoming *Villager* magazine.

David Morosan said that with the acquisition of the buildings, the North and South Community buildings will continue to be owned by OVCA. However, the expenses associated with the buildings will move from the OVTD budget to the OVCA budget. The net affect will be a wash for residents and will not lead to increased expenses to residents.

He explained that during the pendency of the litigation with OVCA's landlord, the funds that OVTD previously paid to the landlord as rent for the community buildings were instead placed into an escrow account. When OVCA settled the litigation with the developer and acquired the community buildings, the balance in the escrow account was \$633,384.00 (the "Escrowed Funds"). The Escrowed Funds were released to the developer and treated as a credit towards the purchase price of the community buildings. OVCA's accountant has now advised OVCA that because the Escrowed Funds were paid into the escrow account by OVTD and used by OVCA towards OVCA's purchase of the community buildings, the Escrowed Funds will be treated as taxable income to OVCA unless OVCA repays the Escrowed Funds to OVTD. OVCA has already repaid approximately \$105,564 of the Escrowed Funds to OVTD from the Milford Bank loan proceeds. Accordingly, the remaining balance that is currently owed to OVTD is approximately \$527,820. OVCA is proposing to repay the \$527,820 to OVTD over a period of 25 years with interest at the applicable federal rate (currently 2.67%), and is requesting that the OVCA board approve the same.

He said that this action will reduce the Tax District side of the budget while slightly increasing the OVCA side.

He added that as part of a title research, it was discovered that the tennis courts, mini farms and maintenance building are owned by OVCA, not by OVTD as was previously believed.

He said that with the purchase of the buildings, FHA application has been file and, once approved, this will result in the ability to acquire market-rate financing, reverse mortgages and mortgages at better rates.

David Schmitt questioned whether common charges will change as a result of switching payments from OVCA to OVTD. David Morosan said "yes." Payments to OVTD will go down and payments to OVCA will rise accordingly.

Lee Schlafer at 136A Bison Lane questioned the \$105,000 payment to OVTD. David responded that this payment is for legal fees that were paid to OVCA and then returned to OVTD to be allocated into the road reserve.

Al Schlager asked if there would be an impact with IRS filing and if the OVTD is still needed in light of the changes. David Morosan said "yes" to both questions. OVCA has a limited case as a tax-free entity. However, OVTD purchases (such as vehicles and lighting products) are exempt from sales tax. Also, the Tax District is a plus in acquiring FEMA funds, when needed.

Cheryl Dwyer made a motion that OVCA repay the \$527,820 to OVTD over a period of 25 years with interest at the applicable federal rate (currently 2.67%). The motion was seconded by Marilyn Coffey.

Herb Galvez asked if the voting can be delayed so that he can have discussion with his District members. Judy Waldeyer said that snowbirds are away till May and that is too long to wait for a vote. Jerry Brown asked if there would be a negative impact financially of the Village. David said it would have a positive impact because, otherwise, OVCA could be taxed at 30 percent.

The motion was approved with one negative vote, 11 in favor and three absences.

### **III. Review of November Minutes**

The minutes of November 18, 2014, were reviewed and approved with no corrections.

### **IV. President's Comments**

Linda Libertino said that she would like to see the mild winter weather continue as it would be great to save some money in our snow removal budget for this year. She noted that there will be no OVCA meeting in February,

She addressed questions from the last meeting, held in November 2014:

Vince Velosso asked about the driving range status at NCB, which is still being investigated. The nets will be up this week.

Jackie Caron asked about the acoustics in the main room of the North Community Building. Plans are being finalized and acoustic panels will be ordered probably this week also.

Linda said that Bob Macaluso, chairman of Television Ad Hoc Committee, and the committee continue to work on finalizing a new contract with Cablevision. A presentation will be made to the OVCA Board in April 2015 when Bob returns from Florida.

Linda added that she attended the employees' holiday luncheon, which was held in December. She said it was wonderful to see the expressions of joy as the staff members received their holiday bonuses. The employees are sincerely appreciative of the contributions to this fund.

### **V. Treasure's Report**

OVCA Finance Committee Chairman Bob Romatzick read the Treasurer's Report for the period ending December 31, 2014.

#### **Income**

- (1) Common charges billed through December 31st were \$1,587,393.
- (2) Other income through December 31st is \$13,957.
- (3) Interest income through December 31st is \$1,131.

Total income is \$1,602,481. Other income consists of income from rental/resale packages, condo questionnaires, late fees and the annual golf tournament. The 2014 golf tournament yielded a profit of \$7,347, of which \$3,232 was donated to Swim Across the Sound, \$1,500 will be donated to SAC, and \$2,615 will be put towards beautification projects.

### **Expenses**

Total expenses of \$1,606,407 were less than budgeted expenses by \$41,200. This is timing only.

**Reserves** Total monies in reserves are \$430,429, which are held in a checking account and money market account with variable rates of interest as well as in two cds with interest of .20% and .30%.

**Delinquencies** Under the OVCA collection policy, there were 11 units with assessments 60 days or more past due for a total of \$13,765.

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

Executive Manager John Staley said that the renovation project at the North Community Building is nearing completion and the work on the South Community Building is moving forward at a good pace. He plans to have both buildings available to all residents by the time the snowbirds return to the Village.

### **Committee Reports:**

#### **VII. Communications Committee Report**

Communications Committee Chairman Mose Richards spoke about the bi-monthly *Villager* magazine. He said that a change to the schedule, making the publication a one-time-per-month magazine, was considered. However, that consideration was tabled since the current format seems to agree with residents who were informally polled. He said a formal survey will be inserted in an upcoming magazine so that all residents have the opportunity to weigh in. He also spoke about a series of specialty articles and regular columns that are planned for the publication.

He described the Communications Policies that dictate the number of times an item can be published in the magazine as well as protocols for eblasts and enewsletters. He noted that in the long run, the electronic publications will become integral to the community.

A handout of the current Communications Policies was distributed for the board to consider. Mose note that the existing policies have never been sanctioned by the board. A motion to accept the policies was made by Jackie Freeman and seconded by Judy Waldeyer.

Cheryl Dwyer spoke against the policy of allowing two flyers per event when it comes to club trips that require people to pre-pay and commit in advance to an overnight or weekend-long travel itinerary. She asked that three flyers be allowed under these circumstances.

Mose said he is amenable to the change. He noted, though, that the biggest complaint regarding the magazine is that redundancy between editorial content and inserted flyers.

Cheryl Dwyer asked that a third notice of an overnight event also appear in the Activities section of the magazine as well. After some discussion among Board members, it was decided to allow the third notice only in the flyers.

A motion to approve the communications policy with an amendment that allows for a third flyer to be published when a club has an overnight trip was made by Jackie Freeman and seconded by Judy Waldeyer. The motion was approved with 11 in favor, one no vote and three absences.

### **VIII. Architectural Committee**

Architectural Committee Chairman Jim Manzolli provided a report for applications for the month of December 2014 and January 2015. The total number of applications is six.

All submissions approved or as noted

The December 2014 applications totaled 5:

- 1- New upper level window installation.
- 2- Replacement Lower Level Door and Storm door
- 2- Window replacement

Applications for the month of January 2015 totaled 1:

- 1- Kitchen exhaust venting.

Applications should be submitted by Feb 5, 2015 for committee action during the Feb. 9, 2015 meeting.

### **IX. Maintenance Committee Report**

Maintenance Committee Chairman Dave Schmitt reported that:

- Water main breaks: So far we have had 5 approximately water main breaks this year.
- Sewer backups: We have had approximately 9 sewer backups in 2015.
- Asphalt Patching: All asphalt patching repairs on the north side has been completed.
- Leaf Removal Program: A second round of leaf removal has begun.
- Program Maintenance - 43 units are complete, 24 units have had wood replaced.
- Inadequate lighting in the NCB parking lot remains a concern.

### **X. Social Activities Committee**

SAC Chairperson Barbara Minoff said that the New Year's Eve soiree was a well-attended success. A list of scheduled SAC activities for 2015 will be published in the Feb. 2 issue of *The Villager*.

### **XI. Holiday Giving Fund Committee Report**

Holiday Giving Fund Committee Co-chairperson Barbara Minoff said that the holiday giving fund was a success this year and she noted the employees are very grateful for the contributions. She noted that the checks distributed at the holiday party are the only bonuses that hourly employees receive. She thanked all residents who contributed as well as the districts and clubs who also supported the fund. She noted that contributions to the fund are accepted year-round and that it is never too early or too late to give.

### **XII. Bylaws Committee**

Bylaws Committee Karen Hahn said that the committee was finalizing the last section of a revision that was introduced last month

### **XIII. Unfinished Business**

#### ***Flags***

There has been ongoing research regarding flags. Linda recommended that this issue be tabled once again and all board members in attendance agreed. Although American and state flags as well as seasonal flags are allowed to be hung from a six-foot pole, legal counsel has questioned the interpretation of a seasonal flag. The Architectural Committee will review this policy and make a recommendation at a future meeting. The policy of flying a flag on a pole was instituted in 2002.

Linda said that those who see a flag they feel is in violation should fill out a violation report with the Business Office.

Jim Manzolli said that an Architectural Committee document titled "Architectural Rules & Regulations" that defines the rules for flags and other items, such as window boxes and hanging items on railings. He suggested that District Reps become acquainted with this document.

### **XI. New Business**

***Scholarships:*** Executive Manager John Staley stated that in past years the OVCA Board has voted to present scholarships to two graduating seniors at the two local high schools. Bunnell and Stratford high schools have committees to decide who receives the scholarships. He asked the Board if they would like the presentation of scholarships to continue.

Judy Waldeyer made a motion that OVCA give Bunnell and Stratford high schools two \$250 scholarships for the betterment of our community. The motion was seconded by Cheryl Dwyer and passed with 11 in favor and three absences.

***Tax Appeal Through Litigation:*** Linda Libertino addressed this topic because it was on the agenda. However, a decision was made during the Executive Board meeting to delay action on this item. Linda explained that the Town of Stratford has been unreceptive to include the \$88,000 in property taxes that is owed on the community buildings. The payments have been made by OVTD for many years. OVCA has now asked that this figure be added a line item to the OVCA budget next year. It was hoped that the Town of Stratford would add this figure to its personal taxes so it could be claimed as a legal expense. However, following discussion with legal

counsel, it was decided to that the legal fees are too exorbitant to pursue at this time. Linda said that instead the Board hopes that those residents who are involved with Town Hall can help rectify this matter.

Linda noted that Bruce Blanchard has stepped down as the liaison with Oronoque Country Club. The job will now be in the hands of Nancy Blagys. Linda thanked Bruce for his six years of service. Bruce provided a final report to the board, noting that there is a change in ownership at OCC. The new owner is C-Bons, a Chinese company that has been acquiring golf courses throughout the world.

Bruce noted that the Management Company at OCC has not changed. However, there have been changes in management. The course is in good condition and financially OCC is doing better now than when he started his role as liaison. He said that it is essential that the marriage between OVCA and OCC continue to be a good one.

Dee Tuozzoli asked about estate sale policies and said that they protocol is reportedly being violated. Linda asked if Dee could give more details. Dee said she would get them. John Staley said that the estate sale and tag sale policies are being reviewed.

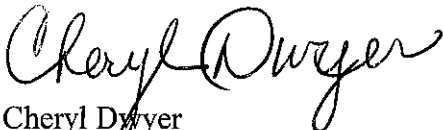
Linda thanked Judy Waldeyer for her work on creating a history of *The Villager* magazine for a 40<sup>th</sup> anniversary issue, which will be published in the Feb.15, 2015. Judy said that she would like to create an ongoing column regarding the historical information she discovered while doing research on *The Villager's* history.

## **XII. Closing Forum**

There were no speakers at the closing forum.

The meeting was adjourned at 9:38 p.m.

Respectfully Submitted,



Cheryl Dwyer  
OVCA Secretary