



ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION
600 North Trail
Stratford, CT 06614
(203) 377-5313
Fax: (203) 380-6156

OVCA
April 21, 2015
Board Meeting Minutes

Roll Call

President	Linda Libertino
Vice President	Judy Rabkin
Treasurer	Jack Kelly
Secretary	Cheryl Dwyer

Representatives:

District 1	Dee Tuozzoli
District 2	Connie Shaw
District 3	Herb Galvez
District 4	Frederick "Skip" Malona, alternate
District 5	Karen Hahn
District 6	Jerry Brown
District 7	Marilyn Coffey
District 8	Marcia Klein, alternate
District 9	Do Irwin
District 10	Dave Bingham
District 11	Jim Manzolli

Also present, John Staley, executive manager.

I. Open Forum

Angela Alvisi (595B Sioux Lane) questioned the timeliness of the sand removal process. She also asked about the ramifications on income taxes when the OVCA dues go up and the OVTD taxes go down.

Mark Sills (551B North Trail) spoke about energy conservation within the Village and suggested ways that less electricity could be used during Board meetings.

Richard Steinfeld (23A3 Boxelder) spoke about identifying the needs of pickleball and tennis players.

Eileen Claveloux (559A North Trail) spoke about the accumulation of ice on her walkway during the winter season.

Ronald Wright (616B Cherokee Lane) suggested that pickleball players make a request to have a pickleball court built. He noted that the five tennis courts need to be resurfaced as soon as possible.

II, Approval of the Minutes

The minutes from March 17 and April 7, 2015 were reviewed and approved without changes. There were changes in the resolutions for both meetings.

III. President's Comments

Linda Libertino welcomed those in attendance and thanked them for coming to the meeting. She thanked Cheryl Dwyer for handling the meeting of March 17. She reported that despite all the storms and considerable overtime during the winter season, there will be no special assessment this year for snow removal. She said that last year's special assessment for snow and insurance and infrastructure breakdowns is coming to an end. The last payment will be in June 2015.

In the open forum for March all inquiries from residents, except one, related to snow removal of the walkways and roof shoveling. Linda said that it has been a Board policy to not immediately clear the walkways due to the extreme cost of providing that type service for each snow and ice storm. Until a new Board policy is put into effect, we will continue under the same guidelines.

Linda added that during the March 17 meeting Lee Schafer, of 136A Bison Lane, questioned the impact of the tax district payments on residents. Linda said that this will be explained in a letter that will be inserted in the next *Villager Magazine*. Further questions on mortgage payments should be handled by John Staley.

She added that during the closing forum of March 17 it was suggested that the community building solar panels be reviewed. This is being done by the Architectural Committee. Linda said that the line item for solar panels is now part of the OVCA budget, An indoor driving range is still being discussed and prices considered.

At the April 7 meeting, there were tennis-playing residents who want the OV tennis courts to remain as is, with five courts, and not consider pickleball on at least one of the courts. Also, there were questions about the benefits of pickleball.

Linda said that the tennis reserve monies will remain, as that line item was intended to replace the surface of the courts when necessary. At closing forum a resident asked the pickleball players to brainstorm ways to raise money.

An Ad Hoc Tennis-Pickleball Committee has been formed and has held two meetings, to date. Linda thanked Jim Manzolli for chairing this committee.

IV. Treasurer's Report

Jack Kelly gave the Treasurer's Report for the period ending March 31, 2015.

Income

- (1) Common charges billed through March 31st were \$2,381,101.
- (2) Other income through March 31st is \$18,427.
- (3) Interest income through March 31st is \$1,647.

Total income is \$2,401,175. 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 \$2,328,083 were less than budgeted expenses by \$66,522. This is timing only.

Reserves

Total monies in reserves are \$458,082, 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 five units with assessments 60 days or more past due for a total of \$7,804. Of these past due amounts, \$3,069 was collected in April 2015, which is a record low. He praised the work of John Staley, the staff and the lawyers for this accomplishment.

V. Executive Manager's Report

Executive Manager John E. Staley spoke about a change in policies that has streamlined the collection process. He praised the Finance Committee and the attorneys for doing a great job.

He said follow up with meetings with the mayor are taking place, focusing on the flood project at Algonquin Lane. The cost of this is going to be absorbed by the Town of Stratford.

VI. Architectural Committee Report

Architectural Committee Chairman Jim Manzolli said that applications for the month of April totaled nine.

All submissions approved or as noted

- 1- Replacement upper level windows
- 1- Replacement upper level window (awaiting additional information)
- 1- New lower level window (returned for additional information)
- 1- Bathroom exhaust vent.
- 1- Awning
- 1- Shed roof over lower level door
- 1- Wolcott unit deck closet space door

- 1-Add stairs to an existing deck
- 1-New-style TU deck. (403B Montauk Lane).

A motion to approve the new style deck at 403B Montauk Lane was made by Jerry Brown and seconded by Judy Rabkin. The motion was unanimously approved.

In response to the OVCA board discussions on flags in the Village, Jim said that the committee reviewed the existing Village rules and recommends they stand as written.

Judy Rabkin made a motion that the Board vote to approve the recommendation of the Architectural Committee that there be no change to the existing rules regarding flags. David Bingham seconded the motion. The motion was approved unanimously.

Herb Galvez asked if electric grills are allowed on balconies. Jim Manzolli said he does not have an answer.

VII. Maintenance Committee Report

Maintenance Committee Chairman Dave Schmitt reported that sand removal is behind schedule because the sand is wet. The second round of leaf removal will begin following sand removal. Power washing is on schedule. The dormant oil spray has been completed. Improvement of North Side lighting has been discussed, A work order lock box has been requested so that work orders filed at NCB will be private. Mulch deliveries are expected to begin on May 1.

John Staley noted that nature dictates how the Maintenance Department operates. The long winter impacted the Maintenance Department's ability to blow the sand for the sweeper to pick up. Because of the weather, we are two weeks behind in sand pickup.

VIII. Social Activities Committee Report

SAC Chairperson Barbara Minoff SAC stated that SAC meets the first Monday of each month at 7:30 p.m. in the NCB Conference Room. The meetings are open and any Villager is welcome to attend.

The current focus is on several upcoming events:

- Cabaret Night this Saturday, April 25 is sold out. There are 130 paid reservations.
- Old Lyme Art Tour bus trip with Lunch on Thursday, May 7, still has availability.
- A SAC-sponsored 2nd annual mini walk to support Alzheimer's disease takes place on Saturday, May 30.
- SAC hosts "It's 5 o'clock Somewhere" on the first Friday of every month. It is casual and relaxing with no sign up needed
- SAC events are always posted in *The Villager*.

IX. Bylaws Committee

Bylaws Committee Chairperson Karen Hahn reported that because of the changes resulting from the ownership and control of the buildings, the Bylaws Committee is meeting to add committees from the Tax District to the Bylaws and to amend the Declaration to remove reference to the Community Facilities Lease.

X. Pickleball-Tennis Ad Hoc Committee

Ad Hoc Committee Chairman Jim Manzolli said the committee is in the process of collecting data. The goal is to identify the needs of each group and come up with recommendations and solutions. He anticipates having a recommendation to be presented during the May 2015 OVCA meeting.

XI. Unfinished Business

Incidents and complaints pertaining to the aggressive behavior of a Doberman Pinscher that belongs to Patty Carton (789A Nyack Lane) were addressed. Reported violations include the dog barking, being tied up outside and attacking other dogs. Patty Carton spoke and asked for leniency. She said that the complaints have been addressed and the rules of the community are being followed.

Linda Libertino noted that in the past there have been complaints regarding the barking of the dog. She said that she is concerned with the incidents of the dog attacking other dogs. Cheryl Dwyer said there have been two serious incidents regarding attacks. She voiced concern that a person could be hurt next.

The time line of the complaints regarding this particular dog was discussed as were Animal Control rules, state laws and the liability of OVCA. John Staley said that no one has gone to the Town of Stratford with a complaint at this time. John said he would consult with the attorneys before a decision is made regarding removing the dog from the community.

Judy Rabkin made a motion that before the next board meeting, there be a consultation with the attorneys and the dog warden to make sure that we understand all of the rules are and what our options are. Then, during the meeting of May 19, 2015, a decision will be made regarding the dog. The motion was seconded by Marilyn Coffey and approved unanimously.

XII. New Business

Budget: Linda Libertino said that the budget has been presented to both of the Finance Committees, the OVCA Board and the OVTD Directors. She thanked John Staley and Diane Roche for all of their hard work in creating the budget.

Judy Rabkin made a motion to approve the budget as submitted. The motion was seconded by Dave Bingham and passed unanimously.

Linda noted that the budget will be presented to residents in the May 1 *Villager Magazine* as well as during a meeting for residents on May 5.

Pool Rules: House & Pool Committee Steve Brieger discussed the existing pool rules and the changes recommended by the committee for 2014-2015.

The recommended changes were discussed.

Cheryl Dwyer made a motion that the Board accept the changes to the pool rules as brought forth this evening with the addition of eliminating number 4 in section D of the current regulations. The motion was seconded by Dave Bingham and passed with 14 in favor and one opposed.

Herb Galvez asked about getting help in shoveling snow so that people in Thoreaus can exit their homes via the front door. Linda Libertino asked that he put the request in writing to be discussed at the next board meeting.

Closing Forum

Sharon Levinson on (608B Erie Lane) spoke about the new pool rules. She said that she supported Herb Galvez's request to clean the stoops during the winter.

Loretta Sills (551B North Trail) recommended that the dog in discussion be muzzled. She is in favor of doing everything possible so that the dog could remain in the community.

Sam Levinson (515B North Trail) suggested improvements for people exiting the pool.

Lee Schlafer (136A Bison Lane) asked if TD payment for October, January and April has changed to OVCA for the rental of the community buildings, where is the payment for the mortgage coming from. She also said that she was misquoted in the approved minutes of March 17, 2015.

Jackie Freeman (291A Agawam Drive) spoke about the pool rules and asked for signage about the rules to be posted in the shower areas because people are using soap and shampoo in the outside showers, which is not allowed. She said that the first aid kit should be inspected to make sure that it is ready for the pool season. She asked if the monitors could receive instruction regarding the pool rules so that they can enforce the pool rules.

Steve Brieger spoke about signage and the pool rules.

Cheryl Dwyer said it is important for the pool monitors to receive thorough training in terms of what is expected of them and how to deal with difficult people.

John Staley said that there are health codes in place by the State of Connecticut and Town of Stratford. He said that the health code that people shower before they get into a pool is required and people are using the outside showers to do that.

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,



Cheryl Dwyer
OVCA Secretary