



**ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION**

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**OVCA  
May 19, 2015  
Board Meeting Minutes**

**Roll Call**

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

**Representatives:**

District 1	Dee Tuozolli
District 2	Connie Shaw
District 3	Herb Galvez
District 4	Jackie Freeman
District 5	Karen Hahn
District 6	Jerry Brown
District 7	Marilyn Coffey
District 8	Judy Waldeyer
District 9	Do Irwin
District 10	Dave Bingham
District 11	Jim Manzolli

Also present, John Staley, executive manager.

**I. Open Forum**

Betty Mulholland (273B Running Brook Lane) spoke in favor of maintaining the tennis courts with no changes to accommodate pickleball.

Wendy Swain (235A South Trail) said that Oronoque Village Tennis Association members are able to play tennis from 8-11 a.m. She said that if pickleball players want to play at the same time, it could lead to difficulty and changes in the bylaws.

Richard Steinfeld (233A Boxelder) said that he was interested in hearing the decision of the Ad Hoc Pickleball Committee and asked if the open forum could be moved to later in the meeting. Linda Libertino said "no." He then asked about the status of the court resurfacing, questioned the participation and investment of pickleball players and said that pickleball could be disruptive to tennis matches that are in play.

Ray Drake (126B Cayuga Lane) said there is an implied contract between OVTA and OVCA regarding the tennis courts because the OVTA members have paid dues that go into the reserve to be put toward the improvement and resurfacing of the tennis courts. He said that pickleball players have not made an investment toward the courts and are not entitled to court time on the existing tennis courts. He said that OVCA has a fiduciary responsibility to repair and replace tennis courts. However, there is no fiduciary responsibility for pickleball.

Angela Alvisi (595B Sioux Lane) spoke in favor of maintaining the tennis courts with no changes to accommodate pickleball.

Bill Wirth (109B Creek Lane) spoke about the lack of snow removal on behalf of his sister.

Marilyn Cocking (47A Huron Lane) asked to receive a letter that documents she is not in possession of an attic fan.

Lillian Koegler (397B Ottawa Lane) spoke about the budget vote. She felt that the contract with Cablevision was not well explained. She also spoke about snow removal.

Nancy Blagys (517A Iroquois Lane) spoke in favor of pickleball. She said pickleball players are willing to contribute funds in a similar fashion as OVTA members.

Joan Beckert (391B Ottawa) said the notification regarding the increasing of common charges was not timely.

## **II, Approval of the Minutes**

The minutes of April 21, 2015 were reviewed and approved with three corrections.

## **III. President's Comments**

Linda Libertino wished everyone a happy Memorial Day weekend and thanked those who serve and who have served in the armed forces. In June, Linda will meet with the OVCA Nominating Committee. She encouraged people to submit their resumes to be considered for service on the OVCA Board.

She thanked Jack Kelly and Bob Romatzick for their work on the OVCA collections and common charges, which has the best record in many years.

She said the new budget for 2015-2016 has passed and is in effect. There were 59 vetoes during May 12 Budget Approval Vote. She thanked Mary Ann Macaluso, Nancy Blagys, Betty Mulholland and Mary Haynes for their assistance during the May 12 event. She thanked the House & Garden Club for their donations to the Oronoque Village improvement projects.

She addressed questions presented during the April 21 Opening and Closing Forums: Angela Alvisi's question about sand removal will be reviewed. In response to Mark Sills' question about lighting, Linda said the Renaissance Committee has looked at lighting but there are no recommendations at this time. Ronald Wright and Richard Steinfeld asked about separate pickleball courts, which will be addressed during the presentation by the Ad Hoc Tennis/Pickleball Committee.

Linda praised the work of Frank Forte and the Maintenance Department and said that the Village looks wonderful.

#### **IV. Treasurer's Report**

Jack Kelly gave the Treasurer's Report for the period ending April 30, 2015.

##### **Income**

- (1) Common charges billed through April 30th were \$2,645,665.
- (2) Other income through April 30th is \$19,996.
- (3) Interest income through April 30th is \$1,893.

Total income is \$2,667,554. 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 \$2,662,698 were less than budgeted expenses by \$2,489.

##### **Reserves**

Total monies in reserves are \$676,554, 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 four units with assessments 60 days or more past due for a total of \$5,125. Of these past due amounts, \$1,548 was collected in May 2015. He said that delinquencies are very low.

Discussion was devoted to the Golf Tournament donations to SWIM Across the Sound, SAC and community beautification projects.

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

Executive Manager John Staley discussed a meeting that took place with himself, Insurance Committee Chairman Victor Liss, CPA Diane Roche and OVCA Vice President Judy Rabkin and Carrie Mott of Bouvier Insurance. There will be a minimal increase in premiums and major improvements in the cyber and flood zones.

John said that he met with Jackie Freeman regarding water aerobics and it will occur for one hour on Mondays, Wednesdays and Fridays. On average, 30 residents participate in each class. The classes are self-sustaining, there are no added costs to the community and the participants are covered under OVCA's insurance.

John was contacted by Ross Solar Group / United Illuminating. The South Community Building has now been approved for a solar panel grant. A check for \$218.50 will be required to hold a place along with the service agreement.

The Algonquin Flood Project is moving forward. An agreement was reviewed by the attorneys, who recommended that OVCA be added to the insurance section. The agreement has now been sent to Town Engineer John Casey.

Scholarships winners have been named: The scholarship recipients at Bunnell High School are Samantha Braez and Taylor Reed. The winners at Stratford High School are Adrian Cordova and Samuel Leventhal. Each graduating senior will receive a \$250 scholarship from OVCA.

## **VI. Architectural Committee Report**

Architectural Committee Chairman Jim Manzolli said that applications for the month of May 2015 totaled 12.

All submissions approved or as noted

- 3- Replacement upper level windows
- 1- New upper level window (awaiting additional information)
- 1- New Lower Level window
- 1-Ground pavers installation. Not Approved
- 1- Exterior Lighting
- 1- Replacement storm door
- 4- Deck awnings

Jim reported the following Committee Actions:

1. The committee has noticed many of the trash receptacles have fallen into a state of disrepair. Due to their age, parts are no longer available. The committee submits the following policy for consideration to the OVCA board:

**Policy statement:** As these receptacles are found to be in disrepair and/or unsightly condition, the Maintenance Department will remove them. Once the receptacles are removed, unit owners are responsible to provide the receptacles which shall be stored in the garage.

2. Jim Manzolli submitted a draft letter to John Staley to be sent to a unit owner regarding the removal of unauthorized pavers that create hazardous condition.

Applications should be submitted by June 4, 2015 for committee action during the June 2015 meeting.

## **VII. Maintenance Committee Report**

Maintenance Committee Chairman Dave Schmitt reported that

- The second round of leaf removal is expected to be completed by end of this week
- Deliveries of mulch began on May 12. To date, 136 orders had been received and the deliveries made on Fridays unless enough orders warranted Thursday deliveries
- To date 180 roofs have been washed with the new chemical that is a gel that stays on the roof and requires less damaging power washing
- Program maintenance is on schedule with 94 units complete of 118 scheduled, painting should start soon
- There are approximately 40 work orders for shrub removal and this will be done weekly on Thursdays
- Lawn Maintenance Program for this year will consist of restoring snow plow damage and water main break repairs
- There was a discussion of the paving schedule
- There was a discussion of the trash removal process and what the future holds. This in large part will be controlled by outside contractors or the Town of Stratford.
- Next scheduled meeting is June 8, 2015.

## **VIII. Social Activities Committee Report**

SAC Chairperson Barbara Minoff 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 SAC Cabaret Night on April 25 was very successful and well-attended. On Thursday, May 7, there was a very enjoyable day spent at the Old Lyme art tour, which included lunch. There have been requests for more trips.

Upcoming events are:

- The second annual mini walk to support the Alzheimer's Association on Saturday morning, May 30. This year there will be a raffle. The committee has collected gifts from local merchants.
- Red, White, & Blue Cookout will take place on Sunday, June 28, at 4 p.m. at NCB.
- The popular SAC Pool Party is on Saturday evening, August 15.

Information about SAC events is always posted in *The Villager*.

### **IX. Bylaws Committee**

Bylaws Committee Chairperson Karen Hahn reported that previously mentioned changes have been made and a final version is being reviewed. She hopes that sign-off will take place in two weeks.

### **X. Unfinished Business**

**Aggressive Dog Issue:** Judy Rabkin addressed the complaints regarding the Doberman pinscher that belongs to Patty Carton (789A Nyack Lane). She reported that she spoke with Stratford Animal Control and was informed that a complaint from an injured party must be filed in order for the dog warden to follow up. She stated that residents who have problems with a dog should call the Business Office and the Stratford Police Department; Animal Control is part of the police department.

If the report is about a small problem, the Police Department may follow up with a warning or a fine. The next step would be a restraining order or the demand that certain conditions be met regarding the animal. If there are problems regarding the restraining order, it becomes a criminal matter.

She recommended that there be a compromise in which the dog's owner receive – and sign -- a “last clear chance” letter with the following conditions:

1. The dog must be muzzled at all times that it is outside of the unit, including times that it is on the deck, and in the yard, of its unit. The Board reserves the right to approve the type of muzzle to be placed on the dog to ensure that the dog cannot remove the muzzle on its own.
2. The dog must be accompanied and on a leash at all times that it is outside of a unit, including on the deck and in the yard. The dog may not be left unaccompanied outside of a unit at any time under any circumstances.
3. If the dog needs to be transported in a vehicle, the owners only transfer the dog into and out of the vehicle while the vehicle is parked inside of the garage with the garage door completely closed.

If these conditions are violated, the dog would be removed from the Village.

Judy Rabkin made a motion that this “last clear chance” letter be sent to the dog's owner.

Discussion followed.

Judy Rabkin made an amended motion that the owners of the dog be sent the “last clear chance letter” but have to sign the letter within five days. If the letter is not signed within five days, the dog will have to be removed immediately. Discussion followed.

Discussion followed.

Judy Rabkin made a motion that OVCA send the letter to the two units owned by the dog owner with amendments that were discussed regarding aggressive behavior. The owners of both units will have to sign the letter and if the letter is not signed by the unit owner or owners within five days, the dog will be moved immediately. Connie Shaw seconded the motion.

The motion was denied with a vote of six in favor and nine opposed.

Judy Waldeyer made a motion that the dog be removed before another problem occurs that could be hurtful or deadly. The motion was seconded by Herb Galvez.

Karen Hahn questioned how a motion can be made regarding an incident that has not occurred.

Judy Waldeyer made a motion that the dog be removed. The motion was seconded by Herb Galvez.

The motion passed with nine in favor and six opposed.

**Tennis Pickleball Ad Hoc Committee Report:** Jim Manzolli, chairman of the Tennis Pickleball Ad Hoc Committee, presented a report. The committee reviewed existing facilities and locations for possible pickleball use and evaluated the costs associated with building a pickleball-only court with a parking area and concluded that a separate pickleball facility is not feasible. The committee recommendation is that one of the five existing tennis courts be converted for the dual purpose of pickleball and tennis.

Linda Libertino thanked Jim Manzolli and the committee members for their hard work. She noted that with the purchase of the community buildings, it was discovered that the tennis courts were under the supervision of OVCA and not OVTD.

Discussion followed.

A motion was made by Judy Rabkin, seconded by Jerry Brown, to build an Oronoque Racquet Sports Facility on the site of the existing tennis courts, to have four turf tennis courts, and one asphalt court which could be used as one tennis court or two pickle ball courts, to be constructed by Rissolo Company, at a cost not to exceed \$180,000.

The motion passed with 14 in favor and one opposed.

### **New Business**

A letter from Jason Waters, General Manager of the Oronoque Country Club, regarding advertising conditions was discussed. The club requested a new term agreement for advertising through May 16. The advertising will be limited to weddings, private banquets, and club membership by invitation.

Cheryl Dwyer made a motion that the advertising agreement with Oronoque Country Club be extended for one year. Jerry Brown seconded the motion. The motion passed unanimously.

Judy Waldeyer announced that the Farmers' Market will open on June 5.

Herb Galvez spoke about clearing the walks so that front doors can be opened during snow storms. Linda said there is a policy for the maintenance department to remove the snow from the front ways. Judy Waldeyer said that those in her district who

Linda addressed two questions asked by Lee Schlafer during a previous meeting. The questions were:

- 1.) How is OVCA going to repay the mortgage for ownership of the community buildings?
- 2.) Is there going to be a tax issue due to the way it is done?

The answers are:

- 1) OVCA's independent auditor Floyd Ozeck and our legal counsel of Cohen & Wolf worked out the plan for paying the mortgage. The Tax District would pay the Condo Association mortgage payment from its current budget allocation of community building rental; the small difference being made up from the CA operating budget.
- 2) As to the TD paying the CA's mortgage, we should be able to negate the rental payment by deducting the depreciation on the buildings along with the mortgage interest expense. The next-year fiscal budget will change accordingly.

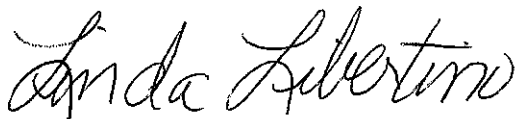
### **Closing Forum**

Tom Torpey (2533B Agawam) thanked the OVCA Board and said he appreciated the work of the OV Tennis Association members. He said that tennis players are not against pickleball and welcome the activity.

Camille Manzolli (788A Nyack Lane) spoke about the Doberman pinscher.

The meeting was adjourned at 10:00 p.m.

Respectfully Submitted,



Linda Libertino  
OVCA President