



ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

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

OVCA

June 16, 2015

Board Meeting Minutes

North Community Building, 600 North Trail, Stratford, Conn.

Roll Call

President	Linda Libertino (arrived after the Executive Manager's Comments)
Vice President	Judy Rabkin
Treasurer	Jack Kelly
Secretary	Cheryl Dwyer

Representatives:

District 1	Dee Tuozolli
District 2	Connie Shaw
District 3	Lillian Schlager, alternate
District 4	Jackie Freeman
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

Mark Sills (551B North Trail) complimented the Board on the resolution of the pickleball/tennis matter and commented on trash containers that are stored indoors and asked if there could be a reconsideration of the vote on the dog issue.

Jeannette Caron (565A Pequot Lane) requested that the OVCA Board respond to Open Forum questions on-the-spot if the answer is known.

Pat Carton (789A Nyack Lane) spoke against the vote to remove her dog from the community, and asked if there was anything she could do to keep the dog.

Shirley Reskay (433A Cheraw) spoke against the vote to remove the dog from the community.

Nan Schwartz (157B South Trail) questioned the fees of the Cablevision and Internet services that have been added to the common charges.

II. Executive Manager's Comments

John E. Staley spoke about the bank loan with Bankwell. He said the renovations at the South and North Community Buildings are nearing completion and within budget.

A letter was sent to the owner of the problematic Doberman pinscher, stating that the OVCA Board voted to have the dog removed from the community by June 18.

A study regarding solar panels at both community buildings is being conducted by Ross Solar Group.

The flood project at Algonquin Lane is at a standstill until the town gets permission to move a transformer to a nearby location.

Discussion regarding the solar panels and the status of the South Community Building took place.

III. President's Comments

OVCA President Linda Libertino announced that she is planning to develop an Ad Hoc Committee to review snow removal procedures.

She said that the Tennis/ Pickleball Ad Hoc Committee will meet to formulate policies as to how tennis and pickle ball will work together on the racquet sport courts.

In response to last month's open forum speaker, Linda stated that: Marilyn Cocking was sent a letter saying that she was not in possession of an attic fan; Joan Beckert was the only person who requested a more timely notification of the increase in common charges; Lillian Koegler missed the 9-month period in which the Ad Hoc Cable Television Committee reported it plans and the Cablevision contract is being finalized as we speak. There will be additional public information about the contract with cablevision in the next *Villager* magazine.

She congratulated Elaine Friedman for being named chairman of the OVCA Nominating Committee. Resumes to those interested in applying for positions on the board should be submitted by July 24.

Linda thanked the House & Garden Club for its generous donation to Oronoque Village of \$5,000. In all, the club has contributed about \$130,000 to the community.

Linda announced that the Open Forum was developed years ago for those residents who felt like they wanted to reach out at a Board meeting to express their feelings on a matter that was not resolved during the month by the appropriate person. However, during her last three years as

president, approximately 45 percent of the Open Forum issues were not handled in the appropriate manner.

IV. Approval of Minutes

The minutes of May 19 were approved with changes.

V. Treasurer's Report

Jack Kelly gave the Treasurer's Report for the period ending April 30, 2015. A copy of the report is attached.

VI. Maintenance Committee Report

Maintenance Committee Chairman Dave Schmitt reported that the committee met on June 16. Since July 2014, 5,050 work orders have been received with 1,281 scheduled.

Pruning cycle and pothole repair are under way.

There are 50 requests for shrub removal. Removal of shrubs will be done on one day per week as a courtesy to residents.

VIII. Social Activities Committee Report

SAC meets the first Monday of each month at 7:30 p.m. The meetings are open and any Villager is welcome to attend.

The second annual mini walk and raffle to support the Alzheimer's Association raised more than \$2,400. Barbara thanked all who helped and participated to make this event a success.

The SAC Pool Party will take place on Aug. 15.

IX. Bylaws Committee

Bylaws Committee Chairperson Karen Hahn reported that the committee is reviewing revisions.

X. Architectural Committee Report

Architectural Committee Chairman Jim Manzolli said that applications for the month of June totaled 14

All submissions were approved or as noted.

2- Steps to existing deck

2 - Deck expansion 274B Running Brook / 241B South Trail (waiting on final size and drawing.)

A motion to approve the deck expansions at 274B and 241B was made by Jim Manzolli and approved unanimously.

New Business:

Minutes According to Robert's Rules: Karen Hahn stated that for the past few years the minutes have been too detailed and too lengthy. The OVCA Bylaws call for minutes to follow Robert's Rules of Order. A handout of Roberts Rules of Order was distributed to the board.

Discussion followed regarding the format of the minutes as well as the time allotment for retaining the recordings of the meetings.

A motion to retain the recordings of the OVCA meetings for four months was made by Jerry Brown. The motion was approved unanimously.

Refuse Containers: Jim Manzolli stated that the cement trash receptacles have fallen into a state of disrepair. Due to their age, parts are no longer available.

Jim Manzolli made a motion that as 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.

The motion was approved with 12 in favor, one abstention and two opposed.

Connie Shaw asked if there could be discussion regarding the problematic Doberman pinscher. She made a motion to open it for discussion. Dee Tuozzoli seconded the motion. Discussion followed regarding where the dog actually lives, who is responsible for the animal and the altercations that the Doberman has been involved in as well as the concerns of those residents who live near the dog.

A motion to waive the right of advance notice to re-vote on the issue of removing the dog was made by Judy Rabkin. The motion did not pass as there was not 100 percent in favor.

Karen Hahn asked that the subject be put on the agenda for the next OVCA Meeting in August 2015.

Closing Forum

Dee Varholak (762A Pontiac Lane) voiced concern about the trash receptacles. She asked whether tiki torches are allowed on the decks.

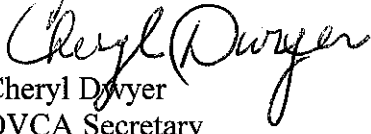
Bill Boyle (641A North Trail) spoke about the Doberman pinscher. John Staley said that the dog was to be removed in 2 days and the owners would accrue fines of \$40 per day if the dog is not removed.

Saul Teichman (781A North Trail) spoke about the trash receptacles.

Pat Carton (789A Nyack Lane) spoke about her Doberman pinscher and the Board's vote to remove her pet.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,



Cheryl Dwyer
OVCA Secretary