



ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

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OVCA

July 21, 2015

Board Meeting Minutes

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

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

Stan Lessler (491A Iroquois Lane) spoke about the proposed affordable-housing development at 170 Oronoque Lane.

Sanford Lunt (144B Balbone Lane) criticized the communications policies and the discrepancy of flyer sizes.

Sue Pfannkuch (497B Iroquois Lane) spoke about an incident in which a man was using the ladies' sauna. She requested that signage be placed that clarifies the locations of the Ladies and Mens' locker rooms.

Sam Levinson (608B Erie Lane) asked that a handrail bar be placed at the heated pool.

Pat Carton (789A Nyack Lane) spoke against the vote to remove her dog from the community.

The minutes of June 16 were approved.

II. OVCA President's Message

OVCA President Linda Libertino addressed questions that were asked during the June 18, 2015 Open Forum:

In response to Mark Sills' request that there be a reconsideration of the dog issue, Linda said that will not occur.

Linda addressed questions regarding the trash receptacles and their demise once parts such as the tops are no longer available. For the present time, the Maintenance Department is able to repair them. However, if they get in disrepair, the receptacles will be removed to be consistent with the current Board policy.

Elaine Friedman, OVCA Nominating Committee Chairperson, announced that the interviews for residents that have submitted their resumes for a particular office will begin on July 29. The recommended slate will be announced during the OVCA Board meeting on Aug. 18, 2015.

Linda thanked the ad hoc tennis/pickleball "Racquet Sports Committee" for finalizing a recommendation that will be presented during the meeting. She thanked Bob Macaluso, chairperson, and committee members Jerry Brown, Wendy Swain, and Nancy Blagys for meeting over the last month. She also thanked all the Villagers who attended a presentation by the Racquet Sports Committee meeting a week ago.

Linda gave special thanks to the tennis members for their contributions to Oronoque Village over the last 40 years.

Linda stated that residents who have concerns that they want discussed during a board meeting can request that an item be placed on the agenda.

III. Treasurer's Report

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

IV. Executive Manager's Comments

John E. Staley said that a fire occurred at 45B Buckskin Lane; there was not a major amount of damage. The investigation has been complete. The resident was hospitalized and has now been released.

A resident at 98B, who fell on the sidewalk, is suing OVCA. The suit is being investigated by our insurance carriers.

A car went into a building on Narraganset Lane. The car owner's auto insurance is paying for the repair of damages.

John and Jim Manzolli will inspect a sidewalk in the Buckskin Lane area in which the unit owner put walkway pavers to connect two sidewalks. This is a CHRO, which is defined as a "reasonable accommodation" request.

John spoke about the bank loan with Bankwell. John and Bob Macaluso met with Linda West, first vice president, and Heidi DeWyngaert, president and chief loan officer, from Bankwell. During the meeting the loan default was resolved. This was only a technical default due to our budget process. Going forward, we will need to get a loan that pays off the OVTD loan, which was taken for the renovations. This will not impact residents financially.

Renovations at North and South Community Buildings are nearing completion. Inspectors will be looking at SCB tomorrow.

In response to a question from Dee Tuozolli, John said that the monitor program will continue at SCB.

Finance Committee Report: Jack Kelly complimented all involved in resolving the loan issue with Bankwell. He said that the loan will be moving forward with a different bank but with the same financial terms.

VI. Maintenance Committee Report

Maintenance Committee Chairman Dave Schmitt presented a Maintenance Report.

VIII. Social Activities Committee Report

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

The June 28 barbecue was well-attended; 139 residents signed up for the event, which was a sell-out.

The SAC Pool Party will take place on Aug. 15. A Mohegan Sun bus trip will occur on Aug. 24.

IX. Bylaws Committee

Bylaws Committee Chairperson Karen Hahn reported that letters have been sent out to the members of the Committee to approve changes to the bylaws and declarations. The bylaws and declarations will then be sent on to board members for review.

X. Architectural Committee Report

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

All submissions were approved or as noted in his report.

Ad Hoc Committee on Racquet Sports: Jerry Brown explained that when the two community buildings were purchased, the overseeing of the tennis court facility became an OVCA concern.

The ad hoc committee, which was appointed by Linda Libertino, consists of Nancy Blagys, Wendy Swain, Jerry Brown, and chairman Bob Macaluso. The committee was charged with creating a new beginning for the tennis courts, now known as the Oronoque Village Racquet Sports facility. The committee's mission was to set up a new structure of operating facility, to include a new committee that represents tennis and pickleball in a fair manner, to create guidelines for all players (such as scheduling) and to establish what is appropriate conduct on the courts. The committee also is charged with making sure that all residents have access to the tennis courts.

Jerry stated that the committee recommends:

- Every resident will have equal access to the courts for tennis and pickleball play and other appropriate activities.
- Court assignment and reservation will take place by lottery at 5:30 p.m. on the eve of play; unreserved courts are open to walk-on resident players with restrictions applying to children, use of ball machines and lessons.
- All players will adhere to published and posted rules and guidelines or will forfeit playing rights.

Jerry made a motion that the board accept the recommendations as outlined and authorize the committee to work out the implementation details including forming the committee to represent tennis and pickleball in a fair manner.

The motion was discussed.

The motion was approved unanimously.

Unfinished Business

John Staley said a letter from the Business Office was sent to Pat Carton stating that her dog needs to be removed from the community within 21 days. Following the receipt of the letter, there was another complaint about the dog's aggressive behavior. John said that our attorneys have now sent Pat a letter that states the dog has to be removed by July 26, 2015, which gives her 10 additional days. If the dog remains, the owner will be fined \$40 per day. John said if the dog is not removed, the board will need to decide whether it wants to have the animal removed via an injunction and go to court on this matter.

Discussion followed.

A motion was made by Herb Galvez that the dog be removed by injunction if it is not removed from the premises by July 26. The motion was seconded by Marilyn Coffey.

Discussion followed.

Herb Galvez withdrew the motion.

Judy Rabkin made a motion stating that if the dog is not removed by July 26, the board will authorize counsel to commence an action to obtain an injunction for the removal of the dog. The motion was seconded by Marilyn Coffey.

The motion passed with 9 in favor, 4 opposed and 2 abstentions.

New Business

Modus Operandi: Judy Rabkin explained that there was an addendum and amendments to the modus operandi due to the purchase of the community buildings, which affect the buildings, racquetball courts, mini farms and pool. These are no longer a part of OVTD; they are now overseen by OVCA.

The agreement has been approved by counsel and now needs to be voted on by the OVCA and OVTD Boards.

Judy Rabkin moved that addendum six to the modus operandi be approved as submitted.

Discussion followed.

Judy Rabkin withdrew the motion and then made a new motion that the modus operandi be approved as submitted with the following changes: 1.) In Addendum paragraph 2, the word "committee" is deleted and changed to "sees fit." 2.) Paragraph 3 under Addendum be omitted. Marilyn Coffey seconded the motion.

Discussion followed.

The motion was approved with 14 in favor and 1 opposed.

170 Oronoque Lane: Judy Rabkin spoke about the proposed affordable housing development at 170 Oronoque Lane. There have been conflicting issues on the plans for this development. An Ad Hoc Committee will be created to investigate this proposed development and the impact on Oronoque Village.

Additional Items: Herb Galvez spoke about the garbage receptacles and asked the change be uniform and suggested that they be purchased by OVTD, so they will be acquired tax-free. He also asked about the building numbers, which were supposed to be removed. He added that he was unhappy with the OVTD voting process.

Cheryl Dwyer praised the maintenance department. She voiced concern about activities occurring at the pools.

Cheryl made a motion that an ad hoc committee be formed to work with John Staley to identify a better system for pool access for the 2015-16 season.

Jackie Freeman suggested that an official pool committee be formed.

Closing Forum:

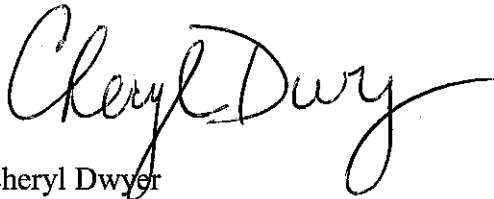
Sharon Levinson (608B Erie Lane) spoke about OVCA elections and the pool rules.

Nan Schwartz (157B South Trail) spoke about the OVCA Board voting process.

Barbara Minoff (731A North Trail) spoke about the pool monitors.

The meeting adjourned at 9:35 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Cheryl Dwyer". The signature is written in black ink and is positioned above the printed name and title.

Cheryl Dwyer
OVCA Secretary