



**ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION**  
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**OVCA**  
**August 18, 2015**  
**Board Meeting Minutes**  
**North Community Building, 600 North Trail, Stratford, Connecticut**

**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**

Mark Sills (561B North Trail) commented on the management of the community and asked to be named as a candidate for the position of president of the OVCA Board.

Sue Pfannkuch (497B Iroquois Lane) spoke about the signage at the South pool, solar panels and Candidate's Night.

## **II. Approval of Minutes**

The minutes of July 21, 2015, were approved.

## **III. OVCA President's Message**

OVCA President Linda Libertino praised the volunteers who organized the 11<sup>th</sup> annual Oronoque Village Golf Tournament and the SAC Pool Party.

In response to last month's Open Forum questions, Linda said:

Stan Lessler asked about 170 Oronoque Lane proposed development. An ad hoc committee has been formed and Judy Rabkin, chairperson, will give a report.

Sandy Lunt was informed that the flyer policies were just approved by the Board this year and were reviewed by the Communications Committee. The committee agreed with the Board to keep the policies the same. There are no plans to form an ad hoc committee to investigate this matter.

She said that, hopefully, the signage for the Ladies and Men's Locker Rooms has solved the problem in the sauna area.

In response to Sam Levinson's request, a handrail bar will be installed once the SBC pool has been drained slightly.

Linda met with Cheryl Dwyer, who would like to form a Pool Committee that is separate from the House & Pool Committee. Cheryl also had requested an ad hoc committee to look at security systems for pools and others facilities. Linda said that for the time being the current system will remain unchanged but research on security systems for the pool and recreational areas will be reported at the fall meeting by John Staley.

In response to Nan Schwartz's comment last month regarding the OVCA president's right to vote as per Robert's Rules. Linda said, per legal counsel, the president can give an opinion and participate in a board vote. In addition to being a chief executive officer, a president is entitled to vote and participate in a meeting in the same fashion as the other members of board of directors.

Jerry Brown disagreed.

Linda noted that last month she, John Staley and Judy Rabkin met with the top officers and managers of Heritage Village and Farmington Woods and once again realized how fortunate we are at Oronoque to have John Staley and Frank Forte and their staffs to maintain such high standards in all areas of operation. Both communities expressed serious financial problems with their reserves and difficulty having acceptable standards in maintenance. Linda said that we are very lucky at Oronoque to have Boards that work together for the benefit of the Village.

She announced that she has approved the selection of Mark Rhatigan as John Staley's assistant. A search is under way for a candidate to replace Mark as assistant manager to Frank Forte. Monies for this position have been included in this year's budget.

#### **IV. Executive Session**

At 7:53 p.m., a motion to go into Executive Session was made by Marilyn Coffey and seconded by Judy Rabkin. The motion passed unanimously. The Board reconvened at 8:13 p.m. The roll was called again.

#### **V. Roll Call**

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

#### **Representatives:**

District 1	Dee Tuozolli
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Karen Hahn then absented herself from the executive session due to a possible conflict of interest. Judy Rabkin made a motion that John Staley's contract as executive manager be extended for two additional years under the same terms as discussed in the executive session. The motion was seconded by Jack Kelly. The motion passed with 11 in favor, 2 opposed, 1 abstention, and 1 absent.

#### **VI. Treasurer's Report**

Jack Kelly gave the Treasurer's Report for the period ending July 31, 2015, which is the beginning of the fiscal year.

#### **VII. Executive Manager's Comments**

John E. Staley responded to Mark Sill's request to be a candidate for the position of OVCA president. He stated that deadline to be considered as a candidate was Friday, Aug. 14, at 5 p.m., and asked how the Board would like to proceed. Discussion ensued as to whether Mark Sills should be considered for the ballot.

Jerry Brown made a motion that Mark Sills participate in Candidate's Night. The motion was seconded by Herb Galvez.

Discussion followed.

Jerry Brown withdrew his motion and made a new motion that Mark Sills be included on the ballot to run for president and participate in Candidate's Night.

The motion was approved unanimously.

John Staley said there was a reasonable accommodation request from a resident for a comfort dog. Our attorneys recommended this request be approved. John said that, unless there is an objection from the board, he will inform the resident that the request is approved.

John mentioned a recent incident report concerning the problematic Doberman pinscher. The owners are being fined at the moment because they have not removed the dog from the community, as voted on by the Board. These owners of the dog have retained a lawyer who has been in touch with the OVCA attorneys. The next step would be an injunction that will cost about \$5,000 to \$10,000.

Discussion followed.

John said that a utility cart was stolen from the Maintenance Department. Detectives and Stratford Police are looking into it. A tape from the security cameras is being reviewed.

Construction on the tennis courts is in process and proceeding on schedule.

He reported the golf tournament was a success and there is \$9,500 profit. Money will be split between an improvement project in the rear of SCB as well as Swim Across the Sound and The Center for Family Justice.

Golf Committee Chairperson Judy Waldeyer recommended splitting the funds evenly.

Judy Waldeyer thanked the golf tournament committee members: Dee Tuozzoli, Camille Manzolli, Dee Varholak, Richard Keating, Marcia Klein and Maggie Dunigan in addition to Bob Koritko who collected a lot of raffle prizes. She noted that the Dollcrafters Club donated 20 handmade dolls to the Center for Family Justice.

### **VIII. Nominating Committee Report**

OVCA Nominating Committee Elaine Friedman thanked the members of the Nominating Committee for their diligence and hard work. She stated that the OVCA Nominating Committee held several meetings and recommends the following slate for the OVCA annual election in September: Bob Grosso, President; Cheryl Dwyer, Vice President, Bob Romatzick, Treasurer and Karen Hahn, Secretary. She noted that Judy Rabkin and David Schmitt were highly qualified candidates.

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

Maintenance Committee Chairman Dave Schmitt presented a Maintenance Report.

### **X. 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. Due to Labor Day, the next meeting will be held on Aug. 31.

The Aug. 15 Blue Moon Pool Party was a success; 166 residents signed up for the event, which was a sell-out.

A Mohegan Sun bus trip will occur on Aug. 24. On Sunday, Oct. 25, SAC will host a happy hour in the newly renovated SCB.

### **XI. Bylaws Committee**

Bylaws Committee Chairperson Karen Hahn stated that the bylaws and declaration summary booklets have been passed on to the executive board, district reps and alternates for review. Copies are not available to all residents yet. An informational meeting for all residents regarding the bylaws will be scheduled at a future date. The red-line copy, which is hard to follow, will be made available in the office.

Discussion followed. Cheryl Dwyer recommended that the board be able to comment on the bylaws before they are passed. Linda Libertino said that a special board meeting will be held.

### **XII. Architectural Committee Report**

Architectural Committee Chairman Jim Manzolli said that applications for the month of August totaled 8.

All submissions were approved or as noted in his report.

A motion to approve a new deck at 153A Apache was made by Jerry Brown and seconded by Dave Bingham. The motion was approved unanimously.

### **XIII. Communications Committee Report**

Communications Committee Chairman Mose Richards introduced Emilio Ruiz, who proposed a design for a new OV logo.

Emilio Ruiz gave a presentation on the new logo and his concept of branding.

A motion to accept the new logo and branding concept suggested by Emilio Ruiz was made by Judy Waldeyer and seconded by Jim Manzolli

Discussion followed.

The motion passed with 14 in favor and one opposed.

**XIV. Ad Hoc Committee on Racquet Sports**

Jerry Brown provided a progress report on the racquet sports facility.

**XV. Ad Hoc Committee on 170 Oronoque Lane**

Ad Hoc Committee Chairperson Judy Rabkin gave an update on the plans for an affordable housing development at 170 Oronoque Lane. At this time, the proposal has been withdrawn.

Discussion followed.

**Closing Forum:**

Emilio Ruiz (237B Boxelder) spoke about socializing the problematic Doberman pinscher.

Marilyn Simon (753B Quinnipiac) asked about maintenance department staffing and security.

Sue Pfannkuch (497B Iroquois Lane) spoke about security and lighting.

The meeting adjourned at 9:45 p.m.

Respectfully Submitted



Cheryl Dwyer  
OVCA Secretary