

OVCA Board of Directors Meeting

Tuesday, October 20, 2015, 7:30 p.m.

Oronoque Village North Community Building, 600 North Trail, Stratford, CT

- I. Open Forum
- II. Roll Call
- III. Agenda Items
- IV. Closing Forum
- V. Adjournment

Open Forum

Dee Varholack (762A Pontiac Lane) asked for money to cover music for the New Year's Eve party which SAC has declined to sponsor this year. Bob Grosso asked her to supply an amount.

Loretta Sills (551B North Trail) asked that residents be provided copies of the proposed bylaws. She also asked what the cost of incorporating the new logo into collateral material is.

The meeting was called to order by President Bob Grosso at 7:30 p.m.

The Secretary, Karen Hahn, called the roll.

Present:

Officers:

President	Bob Grosso
Vice President	Cheryl Dwyer
Treasurer	Bob Romatzick
Secretary	Karen Hahn

District Representatives:

District 1	Larry Hartley
District 2	Connie Shaw
District 3	Herb Galvez
District 4	Jackie Freeman
District 5	Tom Torpey
District 6	Jerry Brown
District 7	Marilyn Coffey
District 8	Judy Waldeyer
District 9	Dima Thompson
District 10	Dave Bingham
District 11	Jim Manzolli

The minutes of Aug. 18 were approved with changes: (1) on page 2, Sue Pfannkuch's name to be inserted in the 5th paragraph; (2) page 5, XI Bylaws Committee to reflect that summary packets, not red-lined copies of the proposed Declaration and Bylaws amendments were distributed; (3) The number of dolls donated by Dollcrafters to the Center for Family Justice be

changed from 200 to 20 and, (4) changes to be made throughout to show Karen Hahn was in attendance that evening but absented herself from the Executive Session.

The minutes of Oct. 13 were reviewed and approved without changes.

OVCA President Bob Grosso stated that at the orientation meeting for new board members, he asked each district representative provide what they determined to be the top three residents' concerns in their districts.

In his president's report, Bob Grosso reiterated the importance of passing the banking resolution for The Milford Bank. It was decided to issue an additional flyer that highlighted the need to pass the resolution to avoid going into default with BankWell, which could call for immediate payment of the loan, or an assessment averaging \$2,045 per unit. Further discussion focused on the need to distribute this material in the black boxes.

Jackie Freeman asked if the bylaws discussion meeting scheduled for Oct. 27 could be postponed. Dave Bingham concurred. A motion to postpone the bylaws review meeting was made by Jerry Brown. The motion was approved unanimously. A new date was not specified.

Bob Grosso stated that an Ad Hoc Rules & Regulations Committee should be formed to update the Rules & Regulations booklet that was published in 2012.

He said that a system to improve communications between residents and the Maintenance Department will go into effect on Nov. 1. This will encompass: (1) service request submitted; (2) maintenance notifies resident within a week of date or range of dates work will be performed; (3) phone call notice to resident if work is delayed; and, (4) email or postcard to resident upon completion.

The President further stated that a Snow Removal Plan will be presented at the November 17 board meeting.

The Treasurer's Report for the three months ending Sept. 30, 2015 was presented by Robert Romatzick and is attached hereto.

Executive Manager's Report: Executive Manager John Staley provided an update on the Algonquin Lane Flood Project, which has been delayed due to work being conducted by United Illuminating.

Regarding the problematic Doberman pinscher, our attorneys will file a temporary and permanent injunction. The costs of pursuing the matter may range from \$3,000 to more than \$15,000.

A relatively new de-icing product, which Management has monitored for two years at other condominiums in the state, will be used in the Village this year. It should reduce the amount of sand used on the roads, thereby minimizing the mess of sand and improving spring clean-up.

Maintenance Committee Report: Chairman Dave Schmitt provided a report on the most recent meeting. He was re-elected as Committee Chair with Ken Block as Vice Chair. Leaf removal will begin on Oct. 26. Cheryl Dwyer spoke about full-site plan to evaluate shrub repair and removal. Jim Manzolli suggested that the Architectural Committee should be part of this.

Social Activities Committee: Chairperson Barbara Minoff invited all residents to attend the monthly meetings. SAC will host a Happy Hour on October 25 to celebrate the renovated South Community Building. She said that SAC will not sponsor a New Year's Eve party this year due to lack of interest last year. The decision was made by a committee vote.

Bylaws Committee: Acting Representative Judy Rabkin spoke on behalf of the Bylaws Committee. She said the function of bylaws is to serve as a governing document of the Village. They are a structure for the people who govern the Village. Most of the proposed changes to the Bylaws are required by law. The changes, in some cases, are definitional. Changes also were made in reference to the community buildings as well as removing the Community Facilities Lease from the Declaration.

Architectural Committee: Chairman Jim Manzolli gave a report for the months of September and October. Discussion ensued regarding approval of an additional parking space and it was noted that this was not taking away from the common element to create a limited common element.

Communications Committee: Chairman Emilio Ruiz said the new logo will be incorporated on materials as they are printed and required so the cost is minimal. He said OVTV is under-utilized and not living up to its full potential. A review is under way to utilize OVTV as an assured resource to get info to all residents. He said that live broadcasts of meetings and recorded informational programs will be added to the OVTV programming. Emilio is investigating other methods of communication, in addition to eblasts, since there are members of the community without a computer.

Karen Hahn noted that a board vote would be needed to proceed with the idea of recording and broadcasting board meetings. Emilio then proceeded to use disrespectful language about the work of the previously constituted committee. Karen said she was looking for a clarification of what Emilio said about televising meetings.

Racquet Sports Ad Hoc Committee: Jerry Brown, the absence of Chair Bob Macaluso, read the Committee's report. The Committee's mission was to help coordinate tennis and pickle ball play on the newly renovated racquet sports courts. The report is attached to the Minutes.

House Committee Report: Chairman Steve Brieger noted the remaining work needed to be done at both community buildings. Also, there is a problem with poorly done upholstery on many of the chairs in SCB lounge. Our supplier is taking care of this is fixing them, at no cost, on a rotating basis so that there is some seating in the lounge at all times.

New Business:

Bob Grosso spoke about optimizing the parking lots. Striping is being considered. John Staley spoke about the safety of the parking lots. He said that he is an advocate of creating a one way flow at the NCB parking lot, entering one way and exiting another. The cost is expected to be about \$1,000.

A motion to proceed with striping the community building parking lots was made by Judy Waldeyer and seconded by Connie Shaw.

Discussion centered on how often repainting would be required (possibly 3-5 years) and what colors would work best. The angle of parked cars also was discussed. John Staley said he will confer with a specialist regarding the number of parking spots that the parking lots will hold and pros and cons of the different colors of striping.

Karen Hahn asked for clarification as to whether there would be a change in traffic flow at the community building parking lots. Bob said yes. Cheryl recommended that John look into the larger picture regarding traffic flow and striping colors and report back to the board.

The motion passed 13 – 1, with one con vote by District 1, Larry Hartley, and the President did not have to vote since there was not a tie.

Board Closing Remarks

John E. Staley spoke on behalf of the committee that created the current website. The volunteers did the best they could with what they had. Mose Richards worked very hard to bring the website to fruition. Although Emilio Ruiz has experience in website design, his comments regarding the website and the work of the committee members were unfair. Bob Grosso said that he will speak to Emilio Ruiz.

Dima Thompson asked whether walking paths could be created on North and South Trails. Bob Grosso said that could be looked into. Jim Manzolli discussed a plan he had developed that would keep walkers off the main roads.

Bob spoke on the need for an Ad Hoc Committee to review the Rules & Regulations before they are reprinted. Cheryl suggested creating an Ad Hoc Committee to review the election process.

Closing Forum

Dee Varholack again spoke about SAC's vote to not hold a New Year's Eve party.

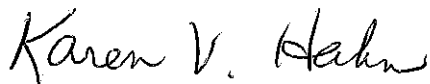
Stan Lessler asked the Board to reconsider the problematic Doberman pinscher given the expenses that will be incurred to pursue the removal of the dog through legal means. John Staley said the resident is being fined \$40 per day but that at the end of 90 days, the fines will end and payment of \$3600 must be made by the resident.

Nan Schwartz (157B South Trail) praised the work of the Maintenance staff. She then questioned security and how it works. John Staley said that the Stratford Police Department does random rounds throughout the community.

Other topics addressed by residents were whether community bulletin boards should be replaced and how to provide community information to new residents, plus more comments/questions about security.

The being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,



Karen V. Hahn
Secretary, Oronoque Village Condominium Association, Inc.