

**Oronoque Village Condominium Association Board of Directors Meeting**  
**Tuesday, Nov. 17, 2015, 7:00 p.m.**  
**Oronoque Village North Community Building**  
**600 North Trail, Stratford, CT**

The meeting was called to order by President Bob Grosso at 7:00 p.m.

**Open Forum**

(NOTE – NO ONE WAS ASKED TO STATE THEIR ADDRESSES AT THE OPEN FORUM)

Jim Thompson (529A Narraganset Lane) and Herb Galvez both spoke about security.

Mark Sills also voiced concerns regarding changes to the bylaws. Sharon Levinson (502 Eric Lane) questioned the notification to residents.

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	Absent
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

Also present, Executive Manager John Staley

The minutes of Oct. 20 were unanimously approved with one change.

## **President's Comments**

President Bob Grosso spoke about a recent break-in in the community, anonymous email communications within the Village which are inappropriate. There are many public communication avenues to pursue. He added that he is very accessible and answers all calls.

On Nov.12 there was an informal presentation on the proposed bylaws changes presented by Bylaws Committee Chairperson Judy Rabkin and there will be a special board meeting in January to discuss modifications to the bylaws.

It was learned that state laws do not allow publication of board minutes before they are approved by the Board. The President's eBlast will continue to be published the Friday after each Board meeting to update residents.

This year, during winter snow storms, a plan includes sidewalks and walkways to be cleared by outside contractors during instances of six inches of snow for up to four occasions due to budget constraints.

He has appointed an election process ad hoc committee, consisting of Chairman Dave Bingham, Jerry Brown Stan Lessler, Barbara Minoff and Bill Tanski.

**Treasurer's Report:** Bob Romatzick provided the treasurer's report for the period ending October 31, 2015. (See attachment.)

**Executive Manager's Report:** Executive Manager John Staley reported that the road paving on North and South Trails has been completed by Burns Construction in a timely manner.

He stated that each year for the last twenty years OVCA has presented four \$500 scholarships to two students at both Bunnell and Stratford High Schools and asked that this matter be voted on by the Board in January 2016.

A flag incorporating the new logo is being made which will be flown at the Four Corners intersection.

A new phone directory will include email addresses.

The Algonquin Flood Project is nearing completion.

He said that North and South community buildings are nearing completion with the kitchen, card room and Business Office at NCB to be done next.

Treadmills in the exercise facility are in the process of being replaced and suggested giving the old ones to employees Discussion ensued. A motion to give the treadmills to an employee was made by Larry Hartley and was passed with a positive show of hands.

**Maintenance Report:** Maintenance chairman Dave Schmitt provided a report on the status of Maintenance projects. (See attachment.)

**House & Pool Committee Report:** Chairman Steve Brieger gave a report. (See attachment.)

**Bylaws Committee:** Chairperson Judy Rabkin reported that there have been changes in the committee members. A meeting to follow up on bylaws is anticipated to be held in January.

**Architectural Committee Report:** Chairman Jim Manzolli gave a report on activities for the month of November 2015. (See attachment.)

**SAC Report:** Chairperson Barbara Minoff gave a report. (See attachment.)

**Communications Committee Report:** Committee Chairperson Cheryl Dwyer gave a report. (See attachment.)

**Unfinished Business:** Striping of the parking lot was discussed. John Staley said that the project has been put out for bid and a vendor that specializes in parking lots has been selected. The estimated cost is about \$1,000 for the north parking, which will result in about 50 spaces and three handicapped spots.

North front parking lot, tennis courts and the pool lots as well as the south front parking lot is being looked into for this year. The north lot will have a separate exit and entry for safety purposes. The striping will be white.

Discuss ensued regarding perpendicular and angled parking spaces. Jim Manzolli said that perpendicular parking allows for more spaces.

#### **New Business:**

**Security system:** John Staley said that a photo ID for residents is under review for tennis courts, fitness room and pool areas. Discussion ensued regarding the cost of implementing this program as well as its effectiveness.

**Snow Removal Plan:** John Staley stated that roads and driveways and fire hydrants are addressed first. If there are consecutive storms, it takes time to get to the walkways. This is the proposed plan for the sidewalks at this time.

#### **Sidewalk Snow Removal Plan:**

**6 Inch Storm or Less:** Residents' walkways are shoveled within five workdays of storm. If additional storm (6 inches or less) occurs within the five-day period, crews will begin sidewalk snow removal where they left off following the previous storm. Completion of all sidewalks will take place within five work days.

**More Than 6 Inch Storm:** The Maintenance Department has outside contractors to supplement the sidewalk snow removal process of all sidewalks. This additional backup

allocation can be used for four storms with accumulations of more than 6 inches. The Maintenance staff will continue to remove snow from all sidewalks as quickly as possible.

Discussion ensued regarding options of not having sidewalks cleared, assessing the needs of specific residents for priority of sidewalk clearance reasonable accommodation requests and the potential impact on regular maintenance requests.

**Lower-level door standards:** Manzolli presented the option of adding glass doors to the standard. The Architectural Committee approved the change in the standard to include plain glass doors.

A motion to accept that change to the lower level door standard to add a clear glass panel door was made by Jim Manzolli. Discussion ensued.

The motion was approved unanimously.

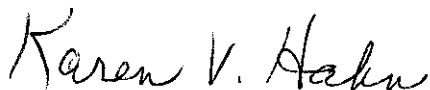
A motion to go into Executive Session was made at 8:40 p.m. to discuss a legal matter.

The board reconvened at 9:18 p.m. At that time a motion made by Karen Hahn, the Board unanimously approved a letter as discussed concerning possible litigation.

At Closing Forum, Nan Schwartz and Sharon Levinson spoke about photo IDs for communities. Judy Rabkin had a question about the placement of the podium and Jim Thompson had a question about the microphones the Board uses.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Karen V. Hahn  
OVCA Secretary