

**Oronoque Village Condominium Association  
Board of Directors Meeting  
Tuesday, May 17, 2016, 7:00 p.m.  
600 North Trail, Stratford, Connecticut**

The meeting was called to order by Oronoque Village Condominium Association ("OVCA") President Bob Grosso at 7:00 p.m.

**Open Forum:** Loretta Sills (551B North Trail) commented about an upcoming entertainment production in the Village.

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

Also present, Executive Manager John Staley

The **minutes of April 19 and April 28, 2016** were approved as presented. Jerry Brown had an issue with the minutes which will be discussed outside of the board meeting with Bob Grosso and Karen Hahn.

In the **President's Report** Bob Grosso stated he met with Dee Varholak and Barbara Minoff to discuss the feasibility of SAC supporting a New Year's Eve Party. At the June 2016 OVCA board meeting Barbara will present the projected finances for parties planned for 2016-17. Bob also stated that the policy related to replacement of concrete garbage bins, passed at the June 16, 2015 board meeting, will be enforced.

The **Treasurer's Report** for the ten months' period ending April 30, 2016, was read and accepted. (See attached.)

The **Executive Manager** stated that meetings are being held with the new OVCA auditors and are time consuming but necessary for the initial start up. Regarding solar panels for NCB, he said that the paperwork dealing with the State of Connecticut is becoming onerous and outside legal counsel has been needed. He asked that the committee re-visit the decision in light of these unforeseen costs.

### **Standing Committees**

**Maintenance Committee.** Dave Schmitt reported, and the report is attached.

**House Committee.** Steve Brieger spoke to an issue related to an entertainment production that will be held in the Village at the North Clubhouse. He stated (1) there is no rule that states events must be sponsored by a club, (2) there has been no change in procedures for allowing such events, (3) no outside advertising has been allowed, (4) a contract has been signed and a fee paid for use of the clubhouse, (5) the residents sponsoring the event are not profiting from it, and (6) the House Committee approved this one-off event. He stated that developing a policy for one-off events would be difficult but the House Committee would review this matter.

The **Architectural Committee** report was given by Jim Manzolli. On a motion by Jerry Brown, a request to expand a deck at 447A Hammerstone was unanimously approved. Jim announced that Jim Ganis, a licensed property appraiser, has joined the committee. He also stated that the Architectural rules and regulations have not been updated since 2002 and the committee would begin to update these, a process which will take two to three months. (See report attached,)

The **Social Activities Committee** ("SAC") report was given by Barbara Minoff. In response to recent questions, she commented that SAC does not receive funding from OVCA. It receives money from the annual Association Golf Tournament. While it is necessary to keep a certain amount of money in reserve for event deposits, every effort is made to keep event costs low. (See attached report.)

### **Ad Hoc Committees**

**Communications Committee.** Chairperson Cheryl Dwyer reported that a new Welcome Packet has been presented to SAC for its review.

**Racquet Sports Facility Committee.** Jerry Brown reported on behalf of Bob Macaluso and the report is attached hereto.

Nancy Blagys, **OVCA liaison to the Oronoque Country Club,** updated the board on changes at the country club. She then stated that if residents exercise their rights to sign up as social members, they should receive country club emails on social events.

**Unfinished Business:** Due to a technicality, two motions that were approved at the April 19 meeting had to be resubmitted and acted on by the board. The two motions for proposed By-Laws changes were read to the board by the Secretary. Jim Manzolli moved its adoption which was seconded by Jackie Freeman.

**ART. VII, Section 9(A)(1)**

Windows and Glass Panes

- a. All original window frames are the responsibility of the Unit Owner, except for the glass panes.
- b. The glass panes are the responsibility of the Association and will be replaced by the Association at no charge to the Unit Owner with the exception for breakages if attributable to the Owner or Renter.
- c. All frames and panes replaced by a Unit Owner with newer materials (such as vinyl) in the same original opening or in a new location are the responsibility of the Unit Owner.
- d. Breakage caused by golf balls to window panes in the original window location are the responsibility of the Association. Breakage to window panes added in a new location by a Unit Owner are the Unit Owner's responsibility.
- e. The cost of any glass replacement will not exceed the cost of the standard glass being used by the Association for replacements, i.e., if the Unit Owner has replaced a window pane with a more expensive type of glass, it will be covered only at the standard glass cost.

**ART. VII, Section 9(A)(1)**

Sliding Glass Doors

a. Definitions:

- 1.) The Master Sliding Door Frame is the main wooden structure attached to the building (including the foot sill and the Sidelight Glass) that surrounds and holds the original Metal Sliding Glass Door Frame and Glass. T
- 2.) The Metal Sliding Glass Door Frame is the Metal Frame that sits inside the Master Sliding Door Frame and holds Glass.
- 3.) A Modification is classified/made If the Master Sliding Door Frame or the Metal Sliding Glass Door Frame and Glass is replaced with a newer material (such as metal, wood or vinyl) by a previous or present owner. This becomes the responsibility of the Unit Owner. No glass will be replaced in modified frames by the Association.

b. Original Master Sliding Door Frames are the responsibility of the Association

c. Original Metal Sliding Glass Door Frames and Glass are the responsibility of the Association

The motion was approved with one no vote (Brown).

Jackie Freeman, the chairperson of the Pool Committee, proposed the following changes to the rules and regulations.

B. POOL USE (residents/guests)

2. *Delete* "Villagers/guests between ages 17-20 may use the UNHEATED pools on regular schedule."

6. *Change* the word "community buildings" to "clubhouses."

7. *Change* the words "pool tags" to "Pool photo ID cards" wherever they appear and delete the words "Monday – Friday, 9AM – 4 PM."

C. HEALTH AND SAFETY RULES

4. *Delete language and insert in bold type:*

**"Proper bathing attire is required (no shorts or cut-off jeans) in order to use the pools. Footwear must be worn and bathing suits must be towel-dried when entering community buildings."**

*Add New No. 6* Swim aids and noodles are allowed. Small pool toys which are manufactured specifically for pool use (including dive sticks and rings) may be used. Under no circumstances may any pool toy be thrown. No beach balls or squirt type toys are allowed.

--Change numbering for remainder of items.

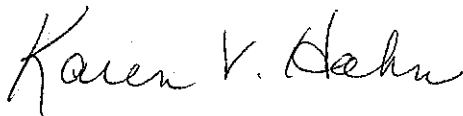
Add Bold Print to former No 14, now No. 15. **Pool steps and ladders shall not be obstructed at any time.**

The changes on motion by Karen Hahn were unanimously approved.

**Closing Forum:** Herb Galvez asked for a motion to change the policy for putting memorial plaques on items in the Village. A motion not being allowed at this meeting, he asked that this issue be put on the agenda for the next meeting. Janet Clayman (627B Onondaga Lane) questioned the expense of issuing photo identification cards for the pool. Several residents spoke about the hearing on proposed housing on James Farm Road.

There being no further business, upon motion made by Judy Waldeyer, Bob Grosso **adjourned the Regular Meeting** at 9:04 p.m.

Respectfully submitted,



Karen V. Hahn

Secretary, OVCA