

**Oronoque Village Condominium Association  
Board of Directors Meeting  
Tuesday, June 21, 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:** Bill Tanski (771A North Trail) spoke about Maintenance Committee reports and John Staley responded; Tom Weinstein (489A Commanche Lane) requested handicap access to a pool and John Staley responded; Sharon Levinson (608B Erie Lane) spoke about pool rails and rubber mats for bathrooms.

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 May 17, 2016**, were approved as presented. All questions about previous minutes have been resolved.

In the **President’s Report** Bob Grosso stated that the Bylaws Revision has completed its work and later in the meeting would present a schedule of review; the solar panel project is being carefully reviewed since the initial projected savings may have to be adjusted downward; and then he introduced **Justin Cornelius, new general manager of the Oronoque Country Club.**

Justin presented an overview of new developments at the country club. Updating projects are underway and the club has 80 new members.

The **Treasurer's Report** for the eleven months' period ending May 30, 2016, was read by Treasurer Bob Romatzick and was accepted. (See attached.)

The **Executive Manager** John Staley reported the following (1) water damage not covered by insurance to a unit will cost OVCA about \$12,000 and \$3,000 of this should be covered by the owner; (2) over 850 photo IDs for the pools have been issued; (3) per the president's report the Solar Panel Committee is seeking Ross Solar customer feedback to assess viability of program.

### **Standing Committees:**

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

House Committee: Steve Brieger discussed a joint venture between OVCA and the tax district to implement walking paths/trails in the Village. He then presented the first draft of a policy for One-Off Events. (See proposed policy attached.)

The Bylaws Revision Committee report was given by chair Lee Schlafer. She stated the committee has completed its work and has sent the revisions to outside counsel Dan Nagel. She distributed a proposed schedule of reviewing and voting. Karen Hahn mentioned that the Declaration must be amended at the same time and Lee stated this was being drafted. (Proposed schedule is attached.)

The Architectural Committee report was given by Jim Manzolli. On a motion by Jerry Brown, a request to expand a deck at 312A Navajo Lane was unanimously approved. Jim then said that residents are putting enclosures around HVAC units and asked that it be ascertained if the Board passed a motion related to restricting such enclosures. (See report attached.)

The Social Activities Committee ("SAC") report was given by Barbara Minoff who announced that the recent SAC sponsored Alzheimer's Walk raised almost \$2,300. She reported on scheduled events for the remainder of 2016. She discussed the new SAC Welcome Packet which SAC developed. In response to a question from a board member about cost, she responded that it is minimal—just the cost of the folder. (See attached report.)

### **Ad Hoc Committees:**

Communications Committee: Chair Cheryl Dwyer stated the Realtors Forum will be disbanded soon. Her report is attached.

Pool Committee Chair Jackie Freeman reported on the pools. See report attached..

### **Unfinished Business:**

The plaque for the Library honoring Murray Deutsch was raised at this point. The plaque was removed during building renovations. Although there is now a 2012 Board motion not allowing memorial plaques, the Board unanimously voted to put the plaque up inside the room to name the library for Murray.

### **New Business:**

The first item addressed was an appearance by a resident who asked to be heard by the Board due to a Notice of Violation issued by the Board through its attorney, David Morosan (Cohen and Wolf). Said Notice states that Michelle Mucherino, owner of a unit at 318B Navajo Lane, does not meet the fifty-five (55) years of age residency requirement. Appearing with Ms. Mucherino was her aunt Rosalie Terrell who, it was stated, is over fifty-five (55) and is moving into the unit within several weeks. Since this is a legal matter, no questions could be asked of Ms. Mucherino unless through our attorney.

Next under new business was the One-Off Event policy presented earlier in the meeting by House Committee Chair Steve Brieger. There was extensive discussion and questions were raised about this proposed policy. Upon a motion by Cheryl Dwyer, a vote was taken with the motion defeated by a vote of 8 against and 6 for. (Since this proposed policy is attached in written form, it was not read into the proceedings.) Further polling of the board indicated that the majority of those voting against the policy would like the policy to leave the final approval for each One-Off Event to the board, not the House Committee. The House Committee will take this under advisement and make changes to the proposed policy.

The proposal from SAC made by Chair Barbara Minoff for a welcome packet for new residents was the next agenda item. Based on the presentation made earlier in the meeting, the board considered the proposal and, on motion by Dave Bingham, the use of the packet as a welcoming tool for new residents (a summary of which is attached) was approved with 13 for and one against (Herb Galvez).

Due to a clarification of a state law related to board voting and notice to residents, Treasurer Bob Romatzick stated the OVCA Collection Policy, which has been in force for over a year, must be approved by the Board and then sent out to residents. The policy, which is attached hereto, on a motion by Cheryl Dwyer, was unanimously approved by the Board.

Action on another agenda item was deferred. This item was a request (made in the Open Forum by Tom Weinstein and by a letter submitted to the Board by Laurie Weinstein) for a pool lift or a sloping ramp to allow access to the heated pool by Ms. Weinstein, who has a physical disability. More research must be done on this item before it can be considered.

**Board Member Comments:** During the meeting Dima Thompson raised questions about the Concrete Refuse Bin policy that was passed by the Board in 2015. President Bob Grosso said this would be addressed at the next board meeting. Also during the meeting, Jerry Brown thanked the House Committee for improvements to the Bocce Court. In addition, Bylaws

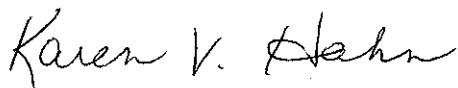
Revision Committee Chair Lee Shlafer (136A Bison Lane) gave a brief update on the status of the zoning hearings on 785 James Farm Road.

**Closing Forum:** (1) Sharon Levison spoke about merchant discounts to new residents. (2) Sue Pfannkuč (497B Iroquois Lane) spoke about new microphones and supported Sharon Levinson's Open Forum remarks. (3) Mike Hill (364B Navajo Lane) asked about several issues related to Navajo Lane. (4) Betty Mulholland said the Nominating Committee had elected Irene Sanzone chair with the next meeting set for July 26.

President Bob Grosso asked that the Board go into a brief Executive Session. Upon unanimous vote of the Board, it went into Executive Session at 9:50 p.m. After discussion the Board reassembled in regular session. There was no action from the Executive Session to be voted on.

There being no further business, upon motion made by Judy Waldeyer, Bob Grosso **adjourned the Regular Meeting** at 10:07 p.m.

Respectfully submitted,



Karen V. Hahn  
Secretary, OVCA