

**Oronoque Village Condominium Association
Board of Directors Meeting
Tuesday, August 16, 2016, 7:00 p.m.
600 North Trail, Stratford, Connecticut**

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

Open Forum: Bob Capron (383A Sequoia Lane) said Executive Manager John Staley will be missed as he has done a fantastic job; and Mark Sills (551B North Trail) commented on services between the Town and OVCA.

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 July 19, 2016** were approved as presented.

In the **President’s Report**, Bob Grosso announced Candidates’ Night on September 14 and the Annual Meeting and Election on September 20. Our consultant Barry Hammond is surveying in the Village to determine if some areas currently classified as in flood plains can be removed or re-categorized. A search committee has been formed to find a successor to the Executive Manager.

The **Treasurer’s Report** for the fiscal year ending July 31, 2016, was read by Treasurer Romatzick and was accepted. (See attached.)

The **Executive Manager** John Staley reported the following: (1) the unaudited profit from the Annual Golf Tournament is about \$6,000, and he recommended giving \$3,000 to SWIM, \$2,000 for the SCB Grill area improvement, and \$1,000 to Sterling House (Stratford).

~Jim Manzolli moved and Dave Bingham seconded a resolution to disburse these amounts. After discussion about other needs of the community, the Board unanimously approved the resolution;

- (2) continuing issue with Ross Solar over their request for workers' compensation coverage;
- (3) proxies were sent out by district with district representative as named proxy, which can be changed by recipient; and,
- (4) 318B Navajo Lane is not in compliance with the 55+ age requirement of Oronoque and have been given a chance to cure, therefore our outside counsel will commence summary process action to remove the occupant.

~On the summary process action at 318B Navajo Lane, Karen Hahn moved and Jackie Freeman seconded that this be commenced. The Board voted unanimously to pass the motion.

Standing Committees:

Maintenance Committee. No report

House Committee. No report

The Architectural Committee report was given by Jim Manzolli in which he stated requests had been approved. The committee continues its update of the standards. It is also reviewing Algonquin Lane regarding curb appeal. (See report attached.)

The Social Activities Committee ("SAC") report was given by Barbara Minoff, who stated that the Pool Party on August 20 is sold out. (See attached report.)

The report of the Nominating Committee was given by chair Irene Sanzone, who stated that the slate as chosen by the committee was Bob Grosso, President; Cheryl Dwyer, Vice President; Bob Romatzick, Treasurer; and Lee Shlafer, Secretary. A question was raised by Karen Hahn that the nominating committee may not all be qualified to be nominators, citing specifically Bob Macaluso who was not elected according to the Bylaws. Dave Bingham stated that he and Karen had talked and, that although he had used the tools at his disposal to fill the nominator position, he understood that proper bylaws procedure could not be followed. Karen said that, although the outcome would not be affected, the eligibility of all nominators needed to be checked. Bob Grosso said this would be followed up on.

Ad Hoc Committees:

Communications Committee. Chair Cheryl Dwyer presented a Welcome Sheet soliciting information about new residents, which was developed by Bill Tanksi and Steve Brieger. She announced that Judy Waldeyer has resigned as consulting editor of *The Villager* and the committee is seeking a replacement. She then presented an overview of the accomplishments of the committee in the last year. (See attached report.)

Unfinished Business: None

New Business:

1. The first item of new business was a request from the SAC Committee to allow the South Clubhouse pools to be closed for Saturday, August 20, to allow the committee to set up for and hold the annual SAC Pool Party. Included in the request was permission to have food and beverage, but no glass, by the pools.
~On motion made by Connie Shaw and seconded by Larry Hartley, the resolution was unanimously approved.
2. Karen Hahn had requested to speak concerning the pursuit of some type of transfer fee at time of purchase or sale or a capital improvement fee. She noted that several years ago, the Board had rescinded such a policy when faced with a suit by a new resident whose son was a lawyer working pro bono. The legal foundation for this was not solid, and the Board ended up returning all monies paid in with interest. She was unaware this was being pursued again and thought the entire Board was probably unaware of it. She stated that legal fees now exceed \$3500 through May 2016. Bob Grosso acknowledged he did not know what the amount spent was. He said the Finance Committee has been pursuing this concept. No additional comment came from the Board.
3. Cheryl Dwyer updated the Board about the September 14 Candidates Night which Bruce Blanchard has agreed to moderate and Wendy Swain will serve as timekeeper. A committee will compile and formulate questions to ask the candidates. Questions must be submitted by residents for consideration by August 31.

Board Member Comments: (Throughout the meeting) Regarding the Bylaws Committee, Jerry Brown expressed his thanks to Lee Shlafer and Judy Rabkin for their efforts. Barbara Minoff announced there will be a reception in honor of John Staley on January 8, 2017. Herb Galvez gave top credit to the new photo ID system for the pools—he had been skeptical. Judy Waldeyer gave kudos to all those who worked on the golf tournament, saying also that it could not have happened without John Staley. Jerry Brown thanked Bob Grosso for the openness and communication to the Village that has been achieved this last year.

Closing Forum: Dee Varholak (762A Pontiac Lane) spoke about Realtors not understanding regulations of Village; Bob Capron (383A Sequoia Lane) had questions about the Nominating Committee; Judy Rabkin (292A Agawam Lane) expressed legal and financial concerns about pursuing any kind of buyer's fee again

There being no further business, the meeting was adjourned at 8:33 p.m.

Respectfully submitted,



Lee Shlafer
OVCA Secretary