



**ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION**

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**OVCA  
March 17, 2015  
Board Meeting Minutes**

**Roll Call**

President	Absent
Vice President	Absent
Treasurer	Absent
Secretary	Cheryl Dwyer

**Representatives:**

District 1	Dee Tuozzoli
2	Connie Shaw
3	Herb Galvez
4	Jackie Freeman
5	Karen Hahn
6	Jerry Brown
7	Marilyn Coffey
8	Marcia Klein, alt
9	Absent
10	Dave Bingham
11	Jim Manzolli

Also present, John Staley, executive manager.

**I. Open Forum**

Margaret Rascoll (521A Iroquois) asked if it was true that there are only six maintenance workers on staff. She also asked why the maintenance staff has been reduced and why sidewalks were not cleared of snow earlier.

Bobbie Passantino (484A Comanche Lane) spoke about the delay in getting walkways cleared of snow.

Lee Schlafer (136A Bison) said there are inaccuracies in the minutes that are posted online. She also questioned the mortgage payments for the community buildings and the impact on residents' Tax District payments.

Eileen Claveloux (559A North Trail) spoke about accumulated ice and snow on the walkways.

Katherine Rydelek (518B Iroquois Lane) voiced concerns about roof shoveling.

### **Review of Minutes**

The minutes of Jan. 20, 2015 were discussed and approved with one change. OVCA Secretary Cheryl Dwyer told Board members Jerry Brown and Herb Galvez that their comments regarding the January 2015 minutes will be included in the minutes of March 17. Those comments appear on a separate page, marked Attachment A.

### **II. Secretary's Comments**

On behalf of OVCA President Linda Libertino and the OVCA Board, Cheryl Dwyer thanked the Maintenance Department for their hard work and noted that February was one of the toughest months, weather-wise, in history.

### **III. Treasure's Report**

OVCA Finance Committee Chairman Bob Romatzick read the Treasurer's Report for the period ending Feb. 28, 2015.

#### **Income**

- (1) Common charges billed through February 28 were \$2,116,520.
- (2) Other income through February 28 is \$16,672.
- (3) Interest income through February 28 is \$1,427.

Total income is \$2,134,619. Other income consists of income from rental/resale packages, condo questionnaires, late fees and the annual golf tournament. The 2014 golf tournament yielded a profit of \$7,347, of which \$3,232 was donated to Swim Across the Sound, \$1,500 will be donated to SAC, and \$2,615 will be put towards beautification projects.

#### **Expenses**

Total expenses of \$2,145,063 were more than budgeted expenses by \$8,683. This is timing only.

**Reserves** Total monies in reserves are \$602,800, which are held in a checking account and money market account with variable rates of interest as well as in two CDs with interest of .20% and .30%.

**Delinquencies** Under the OVCA collection policy, there were eight units with assessments 60 days or more past due for a total of \$14,270. Of these past due amounts, \$6,508 was collected in March 2015.

### **IV. Executive Manager's Report**

Executive Manager John E. Staley reported that he, Bob Grosso, Fred Hyatt and Richard Steinfeld met with Mayor John Harkins to discuss items that included the taxes on the

community buildings, opening the EMS on Oronoque Lane 24 hours a day/ seven days a week (versus the current schedule of 5 days per week) and the fees paid by Oronoque Village for 8 of the community's 34 fire hydrants. The mayor was receptive during the discussion and John feels that headway is being made in these areas.

John thanked Fred Hyatt for setting up the meeting.

He discussed a letter from Floyd Ozeck that required approval from the Board. The letter outlined the services that Floyd Ozeck will provide in performing the audit of the financial statements of Oronoque Village Condominium Association, Inc. for the fiscal year ending June 2015.

A motion to have Floyd Ozeck complete the year-end audit for June 2015 was made by Karen Hahn and seconded by Jim Manzolli. The motion passed with 10 in favor, one opposed and four absences.

John said that a remediation approval has been signed for the flood project scheduled for Algonquin Lane. It is hoped that the project starts before the end of spring.

John said he is hoping to work on obtaining grants from the town to supplement Oronoque Village projects.

A letter John sent to a resident, who voiced concerned about the flood-zone status of his unit's location, was reviewed and discussed.

John announced that FHA certification has been approved. He also reported that Oronoque Village was accepted as one entity. Cheryl Dwyer thanked the members of the FHA Committee for all of their hard work.

John refereed to the budget schedule that was handed out to board members and said that April will be a very intense month. A general meeting to provide the public with an overview of the budget will take place on May 5 because this year's budget is so complicated.

John reported that he was served with papers for a lawsuit filed by Mr. and Mrs. Faustine and Mr. and Mrs. Galvez for damages that allegedly occurred during roof shoveling. The plaintiffs claim that they are owed a payment of \$1,100. John noted that a motion to not pay \$1,100 for the reported damages was approved by the board during the November 2014 meeting. The filing of this suit in superior court – instead of Small Claims Court -- will be costly as lawyers, depositions, etc. will be required.

John asked the Board for permission to sit down with the parties to discuss this issue in an effort to come to an out-of-court agreement.

A motion to allow Executive Manager John Staley to discuss the filing of the lawsuit with the Faustines and Galvezes was made by Dave Bingham and seconded by Jim Manzolli. The motion was approved with 11 in favor and four absences.

Cheryl encouraged residents to attend the May 5 meeting as this year's budget is complicated.

### **Committee Reports:**

#### **VIII. Architectural Committee**

Architectural Committee Chairman Jim Manzolli provided a report for applications for the month of March 2015. Applications for the month totaled 4.

All submissions approved or as noted

- 1- New lower level door installation.
- 2- Replacement upper level windows
- 1- New kitchen exhaust duct.

Applications should be submitted by April 9, 2015 for committee action during the April 13, 2015 meeting.

#### **IX. Maintenance Committee Report**

Maintenance Committee Chairman Dave Schmitt reported that the committee held its most recent meeting on March 9. The main topic was snow and the related work.

The Maintenance Department has 19 employees and 10 vehicles with snow plows (with one out of service with mechanical issues). He reported that if residents want all of the walks shoveled, it will require a lot more manpower than we employ.

Some time ago Frank and John got prices from contractors to shovel all 929 walks in three days and it would be \$30,000.00 per storm. That would be \$450,000.00 this year just to shovel walks. Or \$484.00 per unit just for walks

If the 19 employees did nothing but shovel walks based on 1/2 man hour per walk it would have taking all 19 men 3.5 days per storm to shovel the walks, or the equivalent of 10.5 weeks this year.

It takes about 3 days per storm to perform the normal procedure of snow removal that includes clearing roads, mailbox areas, hydrants, shoveling roofs with ice dam issues and shoveling walks on Algonquin and other areas that have only one entrance.

This year we have had 15 storms and 62 inches of snow. 370 tons of sand and salt were spread. There have been approximately 100 ice dams, which will be inspected for required repair when the weather allows. During the winter months, there also were five water main breaks all repaired by Burns

Herb Galvez asked why this year's sidewalk cleaning has taken longer than previous years. Dave reported that this year, the month of February, was the coldest on record and had the most amount of snow in recent history.

John Staley said that February 2015 was a tough month not only because of the amount of snow but for the frequency of snow as well.

Jackie Freeman asked about the policy for snow cleanup.

Karen Hahn suggested establishing a task force to define those units that are requesting snow cleanup on the walks due to various reasons, such as matters pertaining to health.

Jerry Brown noted that when snow and ice on sidewalks is a hazard, it is in defiance of the law and the bylaws.

#### **X. Social Activities Committee**

SAC Chairperson Barbara Minoff said SAC meets at 7:30 p.m. on the first Monday of each month and all residents are welcome to attend the meetings.

She reported that SAC has a busy spring with scheduled activities:

Monday, April 13 is a bus trip planned for Foxwoods

Saturday night, April 25, is a cabaret-style evening featuring two amazing vocalists: Jack Lynn and Paula Pettinella.

Thursday, May 7, there will be an art tour of Old Lyme that includes lunch

Saturday morning, May 30 is SAC's second annual mini walk to support the Alzheimer's Association

Details for these events will be published in upcoming editions of *The Villager*.

#### **XII. Bylaws Committee**

Bylaws Committee Karen Hahn said that she is meeting with outside counsel to finalize the changes to the bylaws.

#### **XIII. Unfinished Business**

##### ***Flags***

Jim Manzolli there is an ongoing issue with one specific flag. He said that the Architectural Committee has postponed meetings due to the weather and members are traveling for the winter, so the matter has not been discussed in full detail.

## **XI. New Business**

Jerry Brown feels that the minutes from January 2015 are incorrect. He requested a detailed accounting of the sale of the community buildings be created and available to all residents. He said this is a state statute.

John Staley said that there is a detailed record of this at the Business Office.

## **XII. Closing Forum**

Terri Kelso (475B Commanche Lane) questioned the Treasurer's Report and asked for details regarding the spending of the \$2,145,000 in expenses.

Sue Pfannkuch (497B Iroquois Lane) suggested that residents who attend the board meetings be provided with the same paperwork that is provided to the board. She also said that the lighting outside of NCB – in the parking lot, near the pool and at the tennis courts across the street -- is unsafe. She suggested that solar-powered panels for the community buildings be reviewed.

Jeanette Caron (565A Pequot Lane) asked about the \$80,000 assessment by the Town of Stratford for the two community buildings. She questioned if this will be a line item on the budget or if the expense will be absorbed by residents. She also asked about obtaining grants for paving and other projects.

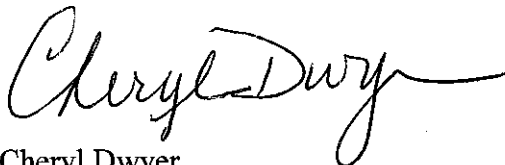
Bobbie Passantino (484A Comanche Lane) spoke about the lack of safety when a resident needs to evacuate a unit during a fire when the walkways are not cleared of snow and ice.

Fred Orrell (624B Onondaga Lane) voiced disappointment that the indoor driving range at NCB has been unavailable. He also said that District 10 has a view of the rear of NCB, which he finds to be a mess and would like cleaned up.

Jim Manzolli asked that the open/closing forum microphone be moved so that he can see the speakers.

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

Respectfully Submitted,



Cheryl Dwyer  
OVCA Secretary

**ATTACHMENT A – REVIEW OF DISCUSSION REGARDING THE JANUARY 2015  
OVCA MINUTES:**

Herb Galvez asked whether Linda Libertino’s article regarding the transfer of funds between OVCA and OVTD had been published. He asked whether there would be a savings for residents with the transfer of funds. He also asked the amount the lawyers were paid to suggest that there be a motion that OVCA repay the \$527,820 to OVTD over a period of 25 years with interest at the applicable federal rate (currently 2.67%).

John Staley said the suggestion was made by our auditor, not the lawyers. He said this financial process is very complicated.

Herb Galvez referred to a statement in the minutes made by Lee Schlafer and questioned whether it is correct. He also questioned the approval of the Communications Policies that were voted on during the January 2015 meeting. He asked for clarification regarding the phrase “this is timing only,” which appeared in the Treasurer’s Report of the January 2015 meeting. Herb questioned that the validity of the January 2015 statement that “payments have been made by OVTD for many years. OVCA has now asked that this figure be added as a line item to the OVCA budget next year.”

Jerry Brown felt that the wording of comments by Legal Counsel David Morosan should be revised. He questioned whether the title search had been completed. He also felt that the following statement be clarified to include the words that are underlined and in italics: “The net affect will be a wash for residents and will not lead to increased expenses except for applicable taxes.”

Jim Manzolli said that the comments by David Morosan cannot be changed as the minutes reflect what was stated during the January 2015 meeting.

Cheryl Dwyer said that the concerns of Jerry Brown and Herb Galvez will be included in the minutes of the March 17, 2015, meeting.

Jerry Brown asked whether the escrow account in which the money was placed is under the umbrella of OVCA and OVTD. John Staley said that the report was a statement by OVCA.

Jerry Brown said that a question asked by Lee Schlafer during the January 2015 meeting was stated incorrectly in the January 2015 minutes.

A motion to approve the January 2015 minutes with one correction (changing a reference to title search so that it will be in the past tense) was approved with nine in favor, two opposed and four absences.