



ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

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**OVCA
April 7, 2015
Board Meeting Minutes**

Roll Call

President	Linda Libertino
Vice President	Judy Rabkin
Treasurer	Absent
Secretary	Cheryl Dwyer

Representatives:

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

Also present, John Staley, executive manager.

OVCA President Linda Libertino noted that Dima Thompson was in attendance as a representative for District 9, although Dima is not entitled to contribute to board discussions or vote on OVCA motions.

I. Open Forum

Richard Fiocca (394A Ottawa) spoke on the history of the tennis courts and asked the board to keep the tennis courts as they are.

Mark Heinisch (373A Piute) spoke about pickleball and its benefits. He also said that he is dissatisfied with the DVR recording service and internet speed.

Mark Sills (551B North Trail) said that available funds should be used for pressing matters, such as fixing the roads. Also, he voiced dissatisfaction with the current cable service.

Sharon Levinson (608B Erie Lane) said that reserve money should go toward upgrading the kitchen at NCB.

Bill Kelly (306A Piute) said that five courts should be devoted to tennis since tennis is a popular sport and an important part of the Oronoque Village lifestyle.

II. President's Comments

Linda Libertino welcomed those in attendance and thanked them for coming to the meeting. She said the second board meeting for the month of April was added because the board members wanted more information from tennis players as well as pickleball players before a proposal to upgrade the tennis courts went before the Finance Committee. It has been an OVCA policy for many years that all matters regarding an improvement to common elements or a change to existing policies, information and/or presentation is given to the OVCA Board before it is put in the budget and finalized.

She noted that, currently, there is slightly more than \$100,000 in the tennis reserve. There are many other reserve line items also that will be used for replacement or major repairs for those specific items such as roofs. A portion of the tennis reserve has been paid for by the Oronoque Village Tennis Association members through their annual dues.

Linda said that she has received 23 phone calls from members of the community who would like to see the pickleball and the tennis players work in tandem to create a decision that works best for the entire community.

III. Executive Manager's Report

Executive Manager John E. Staley spoke about the flood control project on Algonquin Lane. He said that for six years there have been meetings with town officials and now money has been appropriate for the flood control project at Algonquin Lane. The work will change the look of Algonquin Lane; the staircase will be removed and replaced by a sidewalk. The town is playing for the entire project and the work will get under way this spring.

He also discussed the solar panel project. The Tax District created an Ad Hoc Committee to look into solar panels for the community buildings to reduce our energy cost on a long-term basis as well as make this a "greener" community. Committee Members are Chairman Mel Holson, Bob Koritko, Bob Grosso and John Staley. After meeting with a few companies, the committee selected to work with Ross Solar Group from Danbury.

The State provides a grant for the solar panels and their installation. The applications submitted are chosen through a lottery system. Oronoque Village submitted an application to the UI Small

ZREC for each Community Building for a solar grant and, through the lottery, 600 North Trail was selected as a recipient. If we choose to move forward, the South Community Building can be re-entered into next year's lottery.

However, it is not a done deal as the Architectural Committee still needs to do a review.

The concept of the solar program is to create long-term energy cost control over 20 years as well as provide long-term savings. John said that UI requires a refundable check for \$277.33 to reserve our spot for the grant. Payment is due no later than April 15.

A motion to move forward with the study of a solar panel plan and approve payment to UI for the amount of \$277.33 was made by Herb Galvez and seconded by Jackie Freeman. The motion was approved with two absences.

Pickleball

Mary Ellen Pappas described the game of pickleball and outlined its history. She spoke very favorably of the sport and noted that it is the fastest-growing sport in the country. She suggested that the pickleball players and the tennis players consider co-mingling on the existing courts.

Tennis

Tom Torpey spoke on the need for replacing the surface of the current five tennis courts and provided a cost analysis. He is in favor of using the tennis courts for tennis play only. A power point presentation was shown that details the Oronoque Village Tennis Association's plans to resurface the tennis courts as well as proposed funding strategies.

Linda Libertino noted that courts 2, 3, and 4 are not a liability with any raised surfaces/bubbling. Last year court 5 was shut down throughout the season. Court 1 was shut down at the end of the season due to a small amount of bubbling on one baseline area. She assured residents that there are no safety risks that have been noted on the three courts being used.

Discussion followed regarding pickleball and tennis, the costs of resurfacing the tennis courts and the impact on the budget. Board members spoke on tennis and pickleball being assets to the community.

Judy Rabkin made a motion to form an ad hoc committee of approximately five people with representatives of the tennis interest and pickleball interest and some neutral people, also, with financial and business background to investigate the use of upgrading our existing facilities and potentially adding new facilities and the costs for tennis and pickleball. Cheryl Dwyer seconded the motion. The motion was approved with two absences.

Cablevision

Ad Hoc Cable Television Committee Chairman Bob Macaluso said the committee is dedicated to meeting current needs of residents as well as be prepared to meet the needs of the future technologies as cablevision is an evolving industry. He said there is a generous and attractive proposal on the table from Cablevision, which is the only provider that desires to work with the Oronoque Village residential community. By signing a letter of intent on an early renewal

proposal, we have already avoided price increases. The proposal is to bundle current television package (the Optimum Preferred package) with 15 megabyte per second internet service at a cost of \$55 per unit per month, which will be billed to common charges. There will be no price increase until 2017 and that will be at 4 percent maximum. Cable also will install Wi-Fi hotspots in the community buildings. All homes will be able to use a robust Wi-Fi service to connect to the internet. A free-wheel phone, Wi-Fi powered smartphone, is also available. Residents will be able to select the company's Triple Play option, which includes home phone services. While common fee goes up around \$17 per month, internet fees per month will go down. He estimated that the average savings per resident will be \$31 per month. He urged the board to accept the proposal from cablevision.

Discussion followed regarding installation fees, the cost of changing a phone number for those using Frontier and the cablevision fees and earning credit if service fails. Alternatives would include doing nothing, which would be at a cost disadvantage to residents as the monthly service would pay a retail price of \$132 per month.

Judy Rabkin made a motion to approve the new cable contract as presented. The motion was seconded by Jim Manzolli. The motion was approved with two absences.

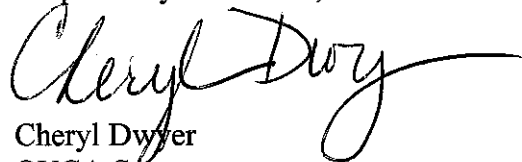
Linda thanked the Bob Macaluso and the members of the Ad Hoc Cable TV Committee for their hard work.

Closing Forum

Barbara Minoff (731A North Trail) suggested that pickleball players form a group to brainstorm ways to raise funding for a pickleball-specific court.

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,



Cheryl Dwyer
OVCA Secretary