

Oronoque Village Condominium Association
600 North Trail Stratford, Connecticut, 06614
Board of Directors Meeting
Tuesday, April 18, 2017 7:00 p.m.

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

Open Forum: Sharon Levinson of 608B Erie Lane asked why the flooring in the South Clubhouse is not required to be one hundred percent acceptable since that is what residents paid to have installed. She asked who signed off on a floor that was not perfect. Bob Grosso explained that he is forming an ad hoc committee to look at any issues with the North and South Clubhouses that need to be corrected and to understand what party is responsible. Bill Tanski of 771A North Trail spoke about a walking group that is being started which will utilize the walking paths and promote exercise and conversation. The group will begin by meeting on Thurs. morning at 8:30, however the date and time might change depending on the preferences of the group. John Staley of 531B Narraganset Lane referred to the comment about the flooring in the South Clubhouse saying the contractor did not want to install the floor specified by the architect and had fixed it at no additional cost. He added that he wished to be on the ad hoc committee being formed because of his knowledge.

The Secretary, Lee Schlafer, called the roll.

Present:

Officers:

President Robert Grosso
Vice President Cheryl Dwyer
Treasurer Robert Romatzick
Secretary Lee Schlafer

District Representatives:

District 1	Larry Hartley	District 7	Joanne Sutphen
District 2	Connie Shaw	District 8	Cathy Koritko, alt.
District 3	Herb Galvez	District 9	Dima Thompson
District 4	Jackie Freeman	District 10	David Bingham
District 5	Dick Steinfeld	District 11	Barbara Minoff
District 6	Jerry Brown		

Also present, Mark Rhatigan, Manager of Maintenance

The minutes of March 21, 2017 were approved as read.

President's Comments: The full text of the President's Comments are attached to these minutes as an addendum. At the conclusion of the President's Comments, Mr. John Corb, a guest representing the Oronoque Country Club, spoke briefly about his willingness to assist residents with issues they might have with the food and beverage services at the club. He is assisting the general manager who wants to establish a stronger relationship with Oronoque Village.

The Treasurer's Report for the nine months ending March 31, 2017 was read by Robert Romatzick and was accepted. (See attached report)

Maintenance Managers Comments: Mark Rhatigan reported that lawn maintenance is underway and residents are asked to water those areas near them that have been reseeded. Mulch deliveries will be starting and will be done on Fridays. The new work order system is being tested and once fully operational residents will be able to submit and check on the status of their work orders electronically. The pool decks are being power washed and the front of the South Clubhouse will be receiving a new garden thanks to the House and Garden Clubs contribution. The styling will be similar to the work done on the side of the building in the grill area. Plans are being developed with the Town of Stratford to do paving in front of the Maintenance Building to improve the parking situation.

Standing Committees :

Architectural Committee- The report was given by Larry Hartley substituting for Chairperson Jim Manzolli who was away. Six applications were considered by the committee at the most recent meeting. It was also determined that a Town Permit was needed to install new windows. The revised Architectural Standards have been referred to the OVCA Board for their review and vote. (See attached report)

Social Activities Committee- Barbara Minoff noted that the recent nutrition program sponsored by SAC was an excellent learning event for residents. The reception held on April 9th for the opening of the spring art show at the South Clubhouse was very successful. The Dancing with our Stars evening planned for April 29th has sold out and has a long waiting list. The Alzheimer Walk, car show and bake sale is planned for June 3rd and Barbara encouraged every one able to attend, even if they do not do the walk, their presence to support the cause is very worthwhile. (See attached report)

Maintenance Committee- Ken Block explained that he and Mark Rhatigan have been working on an article called Maintenance Matters, which will appear in *The Villager*.

This will become a regular feature each month. He also reported that new lights have been installed at the South Clubhouse which have improved the problem with safety at that location. New lawn light bulbs have been received and if residents wish to have the light bulbs changed in the posts in their area they should submit a work order to maintenance. He encouraged residents to wear brighter clothing, preferably with reflectors on themselves and their dogs when walking in the early morning or after dark. Carrying a flashlight is also a good idea. Finally, a new snow shoveling program will be developed, however that project is being tabled until the fall. (See attached report)

Human Resources Committee- The report was contained in the President's Comments.

By-Laws Revision Committee- In the absence of Chairperson Judy Rabkin, Lee Shlafer reported that there had been no activity by the committee.

Racquet Sports Committee- Bill Tanski reported that procedures for the wind screens at the courts had been revised based on the suggestion of a committee member. He also said the committee was examining the value of continuing to pay the maintenance fee to the outside firm since our own maintenance staff does an excellent job, however that change might put the contract covering the warranty on the seams at risk. He also suggested that a security system (swipe cards) be considered for the tennis/pickle ball courts as well as our other amenities. (See attached report)

House Committee- Steve Brieger explained that the House Committee had previously rejected an application for a car show because it was judged that it would interfere with parking for the pool. The car show planned with the Alzheimer's Walk was approved because it is much smaller, starts early in the day and is over by the time the pool receives its heaviest use. He also reported that the committee has clarified the process for residents who wish to reserve the Clubhouses for private parties. November 30th is the deadline for Oronoque organizations to notify the office of their schedules for the following year. Residents who wished to reserve space from December through the early part of the following year frequently had difficulty doing that in advance because the schedule was not set. The procedure now is that residents can apply for the time that they need and their application will be reviewed by the office and the House Committee. If no conflicts are anticipated, the applications will be approved. Lastly, Steve mentioned that he intends to have an estimate provided on the cost of expanding the gym. He believes that information is worthwhile to have so that as the community does planning for the future there is data available on that topic. (See attached report)

Pool Committee- Jackie Freeman stated there was no report at this time.

Insurance Risk Management Committee- No report

Finance Committee- See Treasurer's Report

Communications Committee- It was announced that Bill Tanski has joined the Communications Committee. Cheryl Dwyer explained that a proposal had been made to set up a social Oronoque Village Facebook Page. The Communications Committee established Social Media Guidelines for Oronoque Village to be followed by all residents who choose to post to the Facebook page. Cheryl Dwyer made a motion to establish a social Facebook Page. The motion was seconded by Dima Thompson. The discussion that followed asked if the matter could be postponed until the following meeting to get feedback from residents. It was suggested that this was not really necessary. If there is dissatisfaction with the content being posted on the site, the Facebook page can be taken down. The motion was put to a vote. The motion passed with 12 in favor, 1 against (Galvez) and 1 abstention (Freeman). (See attached report)

Ad Hoc Committees:

Rules and Regulations Committee- Lee Schlafer reported that the committee had not met since the last OVCA meeting due largely to the other OVCA commitments of committee members. We expect to resume meeting in the next two weeks.

Unfinished Business: None

New Business: Bob Romatzick made a motion that the OVCA Board adopt the Oronoque Village Condominium Association Budget for 2017-2018. The motion was seconded by Jerry Brown. Bob Grosso explained that the Board had a special meeting and presentation on the budget the prior week so discussion at this time was not needed. The motion was put to a vote and it passed unanimously.

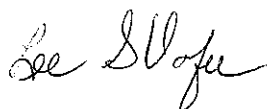
Closing Forum: Janet Clayman of 627B Onondaga Lane asked if the curbs were going to be placed or repaired. Mark Rhatigan responded that repairs were planned and a new type of curbing is being evaluated to determine if it would be less damaged by snow plowing than the current style. Nancy Blagys of 517A Iroquois Lane asked for clarification of her role as liaison with Oronoque Country Club versus John Corb who had spoken earlier. Bob Grosso explained that the general manager of Oronoque had asked John to play a role in finding out how Oronoque residents felt about the food and beverage service at Oronoque Country Club and it was not meant in any way to diminish the role that Nancy Blagys plays as liaison. Linda Libertino of 481A Commanche Lane said that while she agreed with Bob Grosso about the importance of our relationship with Oronoque Country Club, she did not feel that an outside person should represent the Village that was why Nancy Blagys was appointed to the position.

Bob Grosso reiterated that John Corb's role was not to replace Nancy but rather to help the general manager at Oronoque Country Club to improve the relationship with Oronoque Village. Karen Hahn of 531B Narraganset Lane said that handouts of materials given to the Board had not been provided to the audience which had been done in recent previous meetings. She also stated that she did not think residents should be encouraged to drop in at the maintenance building because of parking problems and instead an open house could be scheduled to see the improvements in the building.

Finally she commented that she observed that a handicap parking space had been added to the parking lot at the North Clubhouse. She stated that Cheryl Dwyer had requested the space and even though it had been determined that the space size was not compliant with the requirements for a handicap space, John Izzo went ahead and advised maintenance to establish the space. Cheryl Dwyer responded that she had done no such thing to which Karen said she did not believe that. John Staley of 531B Narraganset Lane stated that Nancy Blagys was not just a golf liaison with the country club, she also had food and beverage coverage and if Bob Grosso was not satisfied with her he should replace her. He also stated with reference to the Facebook page that care should be taken with pictures. He concluded his comments by saying that Cheryl Dwyer had personally asked him for an additional handicap parking spot and he and John Izzo said it couldn't be done and after he left the position as Executive Director, Cheryl pressured Mark Rhatigan to create the handicap spot. Cheryl Dwyer strongly objected to the accusation saying that was not true. Bob Grosso interceded stating that the matter was not appropriate for the Closing Forum and should have been brought directly to him in his role as acting Executive Director.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Lee Schlafer
OVCA Secretary