

Oronoque Village Condominium Association
600 North Trail Stratford, Connecticut, 06614
Board of Directors Meeting
Tuesday, June 20, 2017 7:00 p.m.

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

Open Forum: There were no speakers for the Open Forum

An explanation of the flood zone project was given by Barry Hammonds, the engineer who has been working on this issue and supplying the required information to FEMA. In addition to explaining what has been accomplished to date, he spoke about the plans that have been developed to conclude the study. Maps of the flood zone areas were made available to residents to view at the conclusion of the meeting and will also be displayed at the entrance to the North Club House.

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	Judy Waldeyer
District 3	Herb Galvez	District 9	Dima Thompson
District 4	Jackie Freeman	District 10	David Bingham
District 5	Debbie Grosso Alt.	District 11	Barbara Minoff
District 6	Jerry Brown		

President's Comments: The text of the President's Comments are included as an addendum to these minutes.

The minutes of the May 16, 2017 meeting were approved as presented.

Executive Director's Report: Fred Rodriguez spoke about orienting himself to

Oronoque Village over the prior two and a half weeks which has included meeting with the Business Office staff and members of Maintenance management. One of his first priorities is to find opportunities to strengthen customer service. He looks forward to meeting more residents and commented that, whenever possible, he has an open door policy.

Maintenance Director's Report: Mark Rhatigan spoke about the pruning schedule, roof replacements which are done on a case by case basis, and the work being done by United Illuminating to upgrade the electrical system.

Treasurer's Report: Robert Romatzick read the report for the eleven months ending May 31, 2017. The report was accepted as read.

Standing Committee Reports:

Finance Committee- given in Treasurer's Report

Maintenance Committee - Ken Block was not present. Vice Chair Jim Thompson thanked Fred Rodriguez for attending the maintenance meeting and the Maintenance Representatives appreciated the opportunity to meet him.

Social Activities Committee - Barbara Minoff thanked the SAC representatives for the very well-attended meet and greet event that was held for the new Executive Director. She also reviewed the calendar of upcoming SAC events and noted that the recent Alzheimer's Walk was a very successful fund raiser.

Communications Committee - Cheryl Dwyer commented that the Oronoque Village Facebook page, known as OV Connections, was launched on June 15, 2017 and so far 80 Villagers are on it.

House Committee - No report

Human Resources Committee - No report

Racquet Sports Committee - Bill Tanski reported that a meeting had been held with Maintenance and covered issues involving cracks in the pickleball court, the tennis court, trash receptacles and end of season repair plans.

By-Laws Revision Committee - No report

Insurance/Risk Management - No report

Pool Committee - Jackie Freeman clarified that while the Pool Monitors have not been working on a full-time basis to date, as of July 1, 2017 they will be at all pools on a full-time basis.

Architectural Committee - Jim Manzolli provided an update on applications submitted to the Architectural Committee. None of the applications required Board approval.

Ad Hoc:

Rules and Regulations- Lee Shlafer explained that the committee had identified some new rules which were under consideration and had reviewed the entire package with Bob Grosso, Cheryl Dwyer, and Fred Rodriguez.

Unfinished Business: The review of the revised Architectural Standards was completed. The Board requested that two changes be made to the revisions, one involving the proposed restrictions about “masking” air conditioner units and trash receptacles and one clarifying that a maintenance department approved contractor may be used for deck enlargements.

New Business: There was no new business per the agenda. Judy Waldeyer brought up the Oronoque Village Golf Tournament and encouraged resident participation, either as a golfer, social attendee or volunteer.

Closing Forum: Mike Hill of 364B Navajo Trail mentioned that he has been advised that air conditioning units should be covered over the fall and winter. There is a risk of ice falling from roofs and causing damage to the units which is costly to repair.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Lee Shlafer
OVCA Secretary

By Bob Grosso

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President's Monthly Message

In response to the question asked last month during open forum regarding what Oronoque Country Club (OCC) provides to our Village and why it is important to support them:

- OCC provides a portion of their parking lot for us to put excess snow during storms.
- OCC provides OV employees a place to park vehicles on their property
- OCC donates \$5 per golfer at our annual golf tournament towards prizes for the raffles; discounts the dinner, puts water bottles in each cart, keeps pricing down for the tournament meals.

Last, but most importantly, is the negative impact our property values would take if OCC went bankrupt. It is in the interest of both organizations that we work together as business partners and good neighbors.

I welcomed Fred Rodriguez, our new Executive Director, to his first OVCA board meeting. Fred has been getting to know staff, residents and the operations of our community. He participated in our second conference with Heritage Village and Farmington Village. We have formed a great relationship with these communities and meet quarterly to discuss common challenges and ideas for improvements.

I have been impressed by Fred's approach and willingness to listen first, ask questions and make suggestions after he has studied the issue at hand. His experience will be of tremendous value to us.

Front of SCB: Management is working with House and Garden Club and a landscape architect to develop a plan for the entrance to SCB. Work will be commencing soon.

Flood Zone Report: Barry Hammonds, our expert engineer, has been working to provide information to the government which will remove the units that are currently listed as in a flood zone. At this time, 69 units have been removed from flood zone. We are continuing this process and submitting further data with the hope that most or all units will be removed. This is the current obstacle to our renewal of FHA status.

Communications Committee: Cheryl Dwyer reported that a new official OV Facebook page, OV Connections, has been started for residents only. She thanked Bill Tanski for his initiative to establish the site and willingness to be one of the administrators (along with Carol King) for this page. In less than one week, over 80 residents have signed in. This new feature is a great way of casually communicating with neighbors and asking questions. For more information, see the article in the June 15th Villager. Check it out!

Architectural Rules and Regulations: The board reviewed the suggested changes that this committee brought to us. A few changes will be made. It will be brought back to the board for a final review and then it will go out to all residents for their review and comment before final board vote.s ,e