

**Oronoque Village Condominium Association
Board of Directors Meeting
Tuesday, July 19, 2016, 7:00 p.m.
600 North Trail, Stratford, Connecticut**

The meeting was called to order, in the absence of the president, by Oronoque Village Condominium Association ("OVCA") Vice President Cheryl Dwyer at 7:04 p.m.

Open Forum: Gary Smith (479B Commanche Lane) spoke about the concrete trash receptacles and the disabled; and Stan Lessler (491A Iroquois Lane) spoke about assessments versus common charge increases.

The Secretary, Karen Hahn, called the roll.

Present:

Officers:

President Bob Grosso, absent

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 June 21, 2016, and July 7, 2016 (special meeting), were approved as presented.

In the **President's Report** Vice President Cheryl Dwyer reported the solar panel project will be going forward with portions of the NCB roof being fixed first; reclassification of some of the flood zones areas is in progressing; the installation of additional pool rails must be postponed until after the pool are closed since it requires closing the pool.

The **Treasurer's Report** for the fiscal year ending June 30, 2016, was read by Treasurer Bob Romatzick and was accepted. (See attached.)

The **Executive Manager** John Staley reported the following: The Murray Deutsch plaque, lost during remodeling, was redone and placed in the library; (2) over 1200 photo IDs for the pools have been issued; (3) the Solar Panel Committee, through Bob Koritko, has submitted all paperwork and is waiting on the State of CT; and, (4) rails for the pool must be bonded to the seal which requires inspection by the Town, so installation will be delayed until after the pool closes for the season.

Mr. Staley then read a letter to the Board announcing his retirement effective in six months. (See attached.)

Standing Committees:

Maintenance Committee. Dave Schmitt reported and said the committee had discussed the policy on trash receptacles and it wants this issue revisited.

House Committee. Steve Brieger conveyed more details on the project for walking trails on the North and South sides. The North is easier to lay out so this will be implemented with simple signs for two trails, one .75 of a mile and one 1.0 mile. The signage will cost approximately \$500. If this project is successful, the committee will pursue plans for the South side which is more difficult to lay out. There will be a map posted of the proposed Northside trails for residents to peruse. The goal of the trails is to get residents off the main streets and provide a safe, measured walking experience.

The **Architectural Committee** report was given by Jim Manzolli who reported on enclosures around HVAC units and said that surrounding units with attractive shrubbery is recommended. (See report attached.)

The **Social Activities Committee** ("SAC") report was given by Barbara Minoff who stated that it is difficult to provide a forward looking financial report for the committee because the board controls the number of events that are scheduled in a future year. In response to some previous criticism about events charges being too high, she pointed out that the SAC Pool Party had to be funded \$1600 from the SAC reserves. (See attached report.)

Ad Hoc Committees:

Communications Committee. Chair Cheryl Dwyer stated that an effort is being made to increase residents who write for *The Villager*. Judy Waldeyer has volunteered to run a seminar to help residents learn the basics of writing an article. It will be Wednesday, August 17, at 4:00 p.m. (Report is attached.)

Pool Committee Chair Jackie Freeman deferred her report to New Business.

Unfinished Business:

Steve Brieger presented the "One-Off" Event Policy, amended as requested by the Board at the June 21, 2016, meeting. After questions from the board, including a suggestion from Judy Waldeyer about adding OVCA as an insured party on the required insurance from anyone holding such an event, the adoption of the policy as submitted was, on motion by Cheryl Dwyer, approved by the board with one no vote (J. Brown).

New Business:

1. The first item of new business related to the **Bylaws**, which was presented by Judy Rabkin, representing the Bylaws Revision Committee. She stated that in reviewing a requested change to the proxy wording in ART II was found to conflict with an already existing reference to proxies in ART V. In order to maintain consistency, the committee asked that the Board approve a change as presented in the attached Notice to Board, and incorporated herein. In addition, Karen Hahn stated there was a problem with clarity regarding the addition of Vote Counting rules which were voted originally to be put in Rules and Regulations. The committee mistakenly added it to the Bylaws at ART V Sec. 8(C), which the Board then approved as part of the entire Bylaws Package at the July 7, 2016. In order to be perfectly clear, it was asked that the Board ratify the motion made at the July 7 meeting to include the provision in the Bylaws. These two changes were, on motion made by Dima Thompson, unanimously approved by the Board.

The Board then voted, on motion made by Karen Hahn, unanimously voted to call a Special Meeting of Unit Owners, for the purpose of voting on the revised Declaration and Bylaws, on Thursday, August 25, at 7:00 p.m. at NCB. A proposed schedule of a unit owner review meeting, distribution of proxies, etc. (see attached) was presented. Karen Hahn was concerned that the Association cannot hold a "meeting" from 8:00 a.m. to 8:00 p.m. on August 25. Although a verbal opinion had been obtained from counsel, Karen asked that Association be a written opinion.

Several members of the Board objected to one item on the schedule, that being a coordination meeting on August 4 of district representatives and their designees to prepare for proxy voting. The Board voted not to hold that meeting, instead each district will hold its own meeting and secure proxies in the most effective manner that they determine.

2. Pool Committee chair Jackie Freeman asked that an **amendment be made to the Pool rules** to change the appropriate section to read "In addition to beach balls, tubes and raft type inflatables are not allowed in the pool." This additional language to cover inflatables was necessitated by a resident using an inflatable raft in the pool. On motion by Jackie Freeman, the motion to amend the language was passed unanimously.

3. The motion that was passed to begin elimination of concrete trash receptacles was brought before the board for reconsideration. There are about 600 receptacles remaining out of 929 units in the Village that initially had them. Refurbishment, to the extent possible, will temporarily "buy time" and will cost about \$7200. A search has been made for a suitable replacement receptacle for those residents who want them. The current estimated cost of that is \$300,000 to \$400,000. The question was asked whether the Town of Stratford had plans to change trash pick-up to a new system within the next few years, which would require a different type of trash receptacle. The board decided that more information is needed to proceed with any decision. For the short term it was moved and voted that the previous motion made for the mandatory phase-out of concrete trash receptacles be rescinded. The motion passed with two no votes (L. Hartley and C. Shaw).

4. **Guidelines** for District Elections were then presented, with two versions, one if the revised Bylaws are passed in August and one if the Bylaws are not passed. Although the office distributes this information each year to the districts, Cheryl Dwyer said it is important for this information to be reiterated.

Board Member Comments: Karen Hahn spoke about a recent incident where the right of the Executive Manager (a resident) to have a retaining stone wall built was questioned. She pointed out that these are routinely built in the Village and that no special privilege was being extended. She asked that District Reps respond to complaints, especially about the Executive Manager, and answer them if possible, or promise to get an answer. This might allay some of the unfounded rumors that circulate in the Village.

Closing Forum: Barbara Minoff (731 North Trail) thanked John Staley for his many years of service and personally thanked him for teaching her so much when she was president of OVCA. "We are going to miss you," she said, which was met with applause from all.

There being no further business, the meeting was **adjourned** at 9:02 p.m.

Respectfully submitted,



Karen V. Hahn
Secretary, OVCA