

**MINUTES OF  
MEETING OF THE OVCA BOARD OF DIRECTORS  
North Clubhouse, 600 North Trail, Stratford, CT 06614  
July 17, 2018**

**Call to Order**

The Meeting of the Board of Directors was held on the date, time and at the place set forth in the Notice of Meeting fixing such time and place, and attached to the Minutes of this Meeting. Notice of the Meeting was posted forty-eight hours prior to the Meeting. The President called the meeting to order at 7:20 p.m..

**Calling of the Roll**

A quorum of Board of Directors was established.

There were present the following Board Members:

**Officers:**

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

**District Representatives:**

District 1	Larry Hartley	District 7	Carole Plotnick, alternate
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	Richard Steinfeld	District 11	Barbara Minoff
District 6	Jerry Brown		

There were present the following Management Representatives:  
Fred Rodriguez, Executive Director

**Reading of the Minutes of Previous Meeting**

The minutes of June 19, 2018 were approved without changes.

**Report of Officers**

The following Officers presented the reports as attached to the Minutes of this Meeting.

OVCA President Robert Grosso  
OVCA Treasurer Bob Romatzick

## **Report of Management**

Executive Director Fred Rodriguez presented the Management Report and it is attached to the minutes of this meeting.

## **Reports of Committees**

The following Committee Chairpersons presented the reports as attached to the Minutes of this Meeting.

OV Golf Tournament Committee Chairperson Judy Waldeyer  
Architectural Committee Chairperson James Manzolli  
By-Laws Committee Chairperson Lee Marsh  
Communications Committee Chairperson Dima Thompson  
House Committee Chairperson Cheryl Dwyer  
Maintenance Committee Chairperson Ken Block  
Social Activities Committee Chairperson Barbara Minoff  
Oronoque Country Club Liaison Nancy Blagys

### **Old Business:**

None

### **New Business:**

Treasurer Robert Romatzick presented a motion to roll the due to Tax District renovation amount on the OVCA balance sheet together with the current promissory note-OVTD into a new note for 25 years at 2.67 percent for a combined total of \$840,448.29. Discussion followed. The motion was approved unanimously.

In order for the Rules & Regulations to be consistent with the bylaws, Bylaws Committee Chairman Lee Shlafer presented a motion to delete the phrase "except by permit" from Article 3 Section 3.2 of the Rules & Regulations so that the rule is in accord with the Article 7 Section 1F of the Bylaws, which does not allow parking of vans, pickup trucks, etc. in the parking lot. The motion was seconded by Barbara Minoff. Discussion followed. The motion was approved unanimously.

Insurance Committee Chairman Bob Koritko presented an Insurance Committee report from the June 29, 2018 Insurance Committee meeting. He stated that it was agreed to accept Philadelphia Insurance Company's proposal for the betterment of Oronoque Village.

Treasurer Robert Romatzick presented the proposal to meet the \$430,000 for assessment. He stated that the proposed fees are as follows: Emerson, Alcott, Lowell, Melville, Longfellow and Fenimore: \$396.53. Hawthorne and Revere: \$429.40. Lowell, Cooper, Wolcott, Dickenson, Winthrop and Peabody: \$476.87. Whittier, Millay and Whitman: \$503.61.

Robert Romatzick made a motion to make a special assessment to unit owners of OVCA in the amount of \$430,000.00 for the increase in insurance costs to be started on Sept. 1, 2018 based on percentage of unit ownership. Discussion followed. The motion was approved unanimously.

### Closing Forum

John Staley (531B Narraganset Lane) spoke about the services provided by the Maintenance Department. He questioned a statement about demographics that was made during the Communications Committee presentation. He also asked about the reserves, assessments and insurance.

### Adjournment

The President declared the meeting adjourned at 8:50 p.m.

Dated: August 29, 2018

Lee Skofu  
Secretary