

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
North Clubhouse, 600 North Trail, Stratford, CT 06614
July 20, 2021

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 7:09 p.m.

Calling of the Roll

A quorum of Board of Directors was established.

There were present the following Board Members:

Officers:

| | |
|----------------|--------------------|
| President | Lee Shlafer |
| Vice President | James Rapaport |
| Treasurer | Kenneth Colman |
| Secretary | Myrna Mills Albino |

District Representatives:

| | | | |
|------------|--------------------|-------------|-----------------------------|
| District 1 | Catherine Violette | District 7 | Pat Hurley |
| District 2 | Connie Shaw | District 8 | Sherri Bearse |
| District 3 | Mike Hill | District 9 | Jim Thompson |
| District 4 | Bob Krakovich | District 10 | Regina Archazki (alternate) |
| District 5 | Debbie Grosso | District 11 | Steve Godomski |
| District 6 | Arnold Gans | | |

Also present:

Fred Rodriguez, Executive Director

Reading of the Minutes of Previous Meeting

The minutes from the Board meeting of June 15, 2021 were approved as presented.

- The following resolutions, approved by OVCA Board following the June 15 meeting, were read into the minutes.
 - On June 17, 2021 the OVCA Board of Directors adopted the following resolution based on the unanimous recommendation of Racquet Sports Committee by a vote, taken electronically, of 13 in favor and 1 opposed.
 - The Tennis and Pickleball Clubs will return to their Rules for Court Play which specify when guests are allowed to play and in what number in relation to members.
 - On July 2, 2021 the OVCA Board of Directors adopted the following resolution based on the recommendation of the Pool Committee by a vote, taken electronically, of 11 in favor and 3 opposed.
 - The North Clubhouse pool will be available to guests accompanied by the Oronoque Village resident on Mondays, Wednesdays, Saturdays and Sundays

only. A maximum of four guests per unit address is permitted. Residents must remain with their guests at the pool and sign in listing their guests' names. Residents are responsible for their guests' behavior.

Report of Officers/Executive Director/Director of Maintenance Operations

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

OVCA President Lee Schlafer
Executive Director Fred Rodriguez
OVCA Treasurer Kenneth Colman

Reports of Committees

The following reports were presented and are attached to the Minutes of this Meeting.

| | |
|-----------------------------------|----------------------|
| Architecture | Jim Manzolli |
| Maintenance | Jackie Freeman |
| Pools | Bob Krakovich |
| Communications | Mary W. von Ziegesar |
| House Facilities | Barbara Stewart |
| 50 th Anniversary Gala | Lee Schlafer |

New Business:

- Motion made by Arnie Gans and seconded by Jim Rapaport to accept the recommendation of the Architectural Committee to approve three new or expanded decks at the following units contingent upon the Architectural Committee's satisfaction with the results of their final review. This was approved unanimously by the Board members in attendance.
 - 142A Bolbone Lane
 - 72B Dakota Lane
 - 306A Piute Lane
- Motion was made by Debbie Grosso, seconded by Jim Rapaport, to approve the recommendation of the House Committee to increase the open hours of the Clubhouses by allowing access to residents only from 8:00 am to 9:00 pm, seven days per week. Non-residents are currently not allowed in the clubhouses except to enter the restrooms when using the pool or pickleball and tennis courts. This was approved unanimously.
- Motion was made by Debbie Grosso, seconded by Ken Colman, to approve the recommendation of the House Committee to re-open the gym for residents only from 7:00 am to 9:00 pm seven days a week, effective July 26, 2021. The gym will be cleaned and sanitized daily and gym keys cannot be used to access the gym during off hours. This was approved by a vote of 11 – 3 (D3, D4, VP)
- Motion was made by Regina Archazki, seconded by Patrick Hurley, to adopt the same guest policy at the South pool that is currently in place for the North pool. The motion did not pass with a vote of 7 opposed (D2, D3, D4, D5, D6, Sec, VP), 6 in favor (D1, D7, D8, D9, D10, Treas) and 1 abstention (D11).
- Motion was made by Jim Thompson, seconded by Patrick Hurley, to discontinue the current guest policy that allows access by nonresidents to the North pool. The motion did not pass with a vote of 9 opposed (D1, D2, D3, D5, D6, D8, D10, Sec, Treas) and 5 in favor (D4, D7, D9, D11, VP).

- Motion was made by Myrna Albino, seconded by Bob Krakovich, to expand the pool hours to be the same as the Clubhouse hours which are now 8:00 am to 9:00 pm. This was approved by a vote of 12 to 2 (D11, VP).
- Motion was made by Myrna Albino, seconded by Jim Rapaport, to accept the Communication Committee recommendation for a non-partisan November election guide to be distributed to OV residents. The publication will provide information about the municipal elections and contain paid advertisements from candidates on the ballot in November. The motion passed with a vote of 8 in favor (D2, D3, D4, D5, D6, D7, Sec, Pres) and 7 opposed (D1, D8, D9, D10, D11, Treas, VP).
- Following an Executive Session, a motion was made by Ken Colman, seconded by Patrick Hurley, to accept the proposed compensation for the Executive Director as discussed in the Executive Session. The motion passed unanimously.

Closing Forum

Marilyn Coffey, 605B Cherokee Lane, asked how frequently the restrooms nearest the pools are cleaned and by whom. Lee Schlafer responded that she would ask the Executive Director to provide that information to Marilyn and the Pool Committee.

- Nan Schwartz, 157 B South Trail, considers unfair the inequality of the non-resident policy for the pools to the tennis and pickleball courts guest policy.

The President declared the meeting adjourned at 9:12 p.m.

Dated: _____

8/17/21

Myrna Albino
Secretary

**Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
July 2021 Report to OVCA**

Applications submitted totaled 12

The majority of the applications requested window, doors, awnings, Radon were approved or approved as amended.

Three applications of existing decks are requesting enlargement approval.

A committee site visit has not been completed; therefore the committee requests an preliminary approval from the board for the following locations.

142A Balbone Lane
72B Dakota lane
306A Piute Lane

The next committee meeting will be on Tuesday, 10, 2021, applications should be submitted to the business office by Friday, August 6, 2021 for consideration.

Respectively submitted,
Jim Manzolli
Chairman

**To: OVCA Board
July 8, 2021**

Report on Reopening of Gym: Cheryl Dwyer, House Chair

Gym Sub-Committee

The House Committee unanimously accepted the following recommendations of the Gym Sub-Committee:

The Gym Sub-Committee met on July 6, 2021 to discuss the feasibility of reopening the gym. By unanimous agreement and approval by the Executive Director, the following recommendations were made:

The gym will reopen upon approval of the OVCA Board.

Hours of gym will be 7:00 a.m. to 9:00 p.m. 7 days a week. The gym will be locked each day at 9:00 p.m. from the inside so that gym keys cannot access gym in off hours.

Residents who use the gym are required to sign the attendance book.

Residents who use the gym **MUST** wipe down the equipment they used with provided wipes.

Building attendants will clean and disinfect the gym daily.

House Committee Minutes - July 1, 2021, July 8, 2021

Meeting was called to order at 10 am by chair, Cheryl Dwyer

Members present : Maria Szalontay, Barbara Minoff, Marie Orlowe, Cheryl Dwyer. Fred Rodriguez, Executive Director

1. Buzzing noise in NCB auditorium during an event - Fred R thinks it has something to do with the audio system. He will follow up with the attendant to be sure it is set correctly.
2. Air Conditioning Control - The air conditioning controls need to be set by the attendants. Fred to follow up to be sure the attendants do this for all events.
3. Sound System in SCB - HC noted that the new sound system in the SCB does not project into the lounge area during events in the ballroom. Fred to follow up with attendants to add speakers to the lounge area during ballroom events and to establish a checklist for setting up the sound systems for use by the attendants
4. Piano Tuning, SCB. - Piano tuning will occur on July
5. Clubhouse hours and non-resident guests. See Attachment below
6. Latches on Ladies stalls in clubhouses - some stall latches are not working in the NCB back bathroom, and SCB front bathroom. Fred to notify maintenance.
7. Handicapped access to side door of NCB - Residents have requested making the side door in the NCB a handicapped access door.
Since the NCB front entrance is handicapped access, HC recommends not installing another handicapped access door, due to the expense.
8. The gym sub-committee met on 7/6 to make recommendations for the gym. After receiving the report, the HC met on 7/8/21 and voted unanimously to accept the recommendations of the gym sub-committee. See attachment below.

Report on Gala

As of July 8th, 280 guests have signed up for the Gala. There has been exciting interest by the residents in this special event. The committee is working diligently on the myriad of details. There will be two events, September 18th and September 19th. Residents will be notified of which evening they are attending once we reach our final capacities.

Respectfully submitted,
Cheryl Dwyer, Gala Chair

To: OVCA Board
From: Cheryl Dwyer, Chair, House Committee
July 8, 2021

The House Committee met on July 1 and July 8, 2021 to discuss the hours the buildings are open as well as whether guests should be allowed.

By unanimous agreement of the House Committee and agreement by the Executive Director, the House Committee is recommending that the clubhouses reopen 7 days a week from 8:00 a.m. until 9:00 p.m. Before COVID closures, the clubhouses were open until 11:00 p.m. We see no need to go back to that schedule.

Scheduled special events will still be required to give 30 days advance notice to the office. Closing times for these events are flexible as needed.

Please note that even though the clubhouses are currently officially closed on Saturdays and Sundays, some residents have been using the library, billiards room and ping pong room as well as some card room space on weekends. The buildings are currently open for use of bathrooms. There is no purpose in keeping the clubhouses closed to residents on weekends.

We do not recommend any further reduction of hours. If the board has a future interest in doing a full study on the usage of the buildings, it would require a year-long study as use of the buildings changes throughout the seasons. Data collection would be necessary on an ongoing consistent basis. In order to do a real study, the clubhouses need to be fully open in order to understand what areas are used and when. Casual use of clubhouse spaces (library, billiards room, art room, ping pong room, card rooms, gym, lounges) are not presently monitored for use. The House Committee would be willing to review the data collected by the administration. However, we believe that each of the clubhouses contain amenities that are part of the lifestyle residents expect to access at their convenience.

The House Committee continues to recommend that non resident guests NOT be allowed use of the clubhouses at any time. The events being held since the clubhouses opened are filled to capacity with residents only. There is concern that the COVID variants are increasing and may become more problematic. We recommend that our community continues to take precautions. We will continue to review this decision at future meetings.

Use of Gym: The House Committee accepts and approves the recommendations of the Gym Sub-Committee on reopening. (Please refer to separate report from the gym committee).

The Maintenance Committee met on July 12 at the NCB. A lengthy report delivered by Mark detailing the effects of storm Elsa on July 9 and the impact on residents.

There was an update on the PM program and the Deck and Entry Program.

There are 17 High Priority Sidewalks that are on the schedule for attention this fall. Fifteen others are put on the schedule for the spring.

Street replacement on the North and plans for the South side that are in serious disrepair was discussed.

Under new business, areas of the Village that have become overgrown and neglected was discussed. Residents for those areas will be contacted in an attempt to resolve the situation.

A reminder of the ongoing pruning cycle was mentioned and District Reps. were reminded to keep their residents informed of the schedule.

The next meeting of the Maintenance Committee will be August 9, at 4:00 PM. Snow procedures will be discussed. Resident in put is requested. District and Maintenance Reps. should communicated with their residents about this matter.

Jackie Freeman, Maintenance Committee Chair

Racquet Sports Facilities Committee Meeting

July, 6 2021 at the Feicks

Present: Regina Archazki, Joanne Sutphen, Nancy Blagys, and Peter Feick

Absent: Abbie Kanner

Meeting opened at 4:15 p.m

We discussed the issue of guests during non-prime time, and, a motion was passed that each club ask their boards to approve a guest policy stating that at non-prime time, a resident may invite up to three (3) guests on a court. (Non-prime time is when there are no court sign-ups by club members, no round robins or tournaments.)

On a second issue, Nancy will send the OVTC By-Laws term limit paragraph to Regina.

Meeting adjourned at 5:30

Respectfully submitted,

Peter Feick

RSF Committee Chair

Pool Facilities Committee
OVCA Board Report

At the request of Lee Shlafer, OVCA President, the Pool Facilities Committee met on June 22nd. The purpose of the meeting was for the committee to discuss the potential opening of the pools to non-Villagers; if so then establishing guidelines in allowing non-Villagers, and then to provide the OVCA Board with the Pool Facilities Committee's recommendation. Up to that point, the pools had only been open to Village residents. Since the pools opened on May 29th, numerous inquiries by residents had been directed to the Business Office and to Pool Facilities Committee members regarding the opening of the pools to guests, some residents expressing far stronger sentiments for the allowing of non-Villagers than others.

The meeting opened with each of the five members of the committee expressing their personal views on the opening of the pools to non-villagers. If a decision had to have been made based on this informal straw poll, three members of the committee originally were against opening while two were in favor of opening the pools to non-residents. However, instead of a simple yea or nay vote result being provided to the OVCA Board, the committee agreed that a compromise should be worked out, taking into account a number of discussed, and agreed upon, factors. After an hour and a half of discussion, the unanimous recommendation of a compromised decision given to the OVCA Board stated that:

1. Residents wishing to bring guests (grandchildren, family members, friends) may bring them to the pool located at the **North Community Building only**
2. Residents wishing to bring guests may bring them to the pool on **Monday, Wednesday, Saturday and Sunday only**
3. Residents may bring a **maximum of four (4) guests per unit address each time**
4. Residents will list their name and unit # (along with the names of their guests) in the attendance book at the pool entrance.
5. Residents must remain with their guests at the pool and are solely responsible for their guest's behavior.

Note: This recommendation by the Pool Facilities Committee was made back on June 22nd prior to recent developments regarding COVID cases in Connecticut.

Respectfully submitted

Bob Krakovich - Pool Facilities Committee Chairman

SAC Monthly Report for July 20, 2021 OVCA Board Meeting

SAC (Social Activities Committee) meets the 1st Monday of each month. We have 11 Reps & 11 Alternates attending our monthly meeting to participate in the planning and hosting of SAC events.

If a SAC Rep or Alternate cannot attend a monthly meeting, it should be the responsibility of the SAC Rep to find a replacement and communicate with the SAC Chair. A full financial report from our SAC Treasurer is given at our monthly meeting.

Ongoing Activities:

SAC Welcome Packet: We currently have **352 packets** distributed by District SAC Reps since the program started in June 2016. SAC prepares all packets and absorbs cost of "File of Life" cards for this program. We continue to receive positive feedback from New Residents.

It's 5 O' Clock Somewhere: The next 5 O'clock Somewhere will be on **Friday, September 3rd**.

Mary Ann Weaver, SAC Chair, has been attending HOA monthly meetings with Oxford Green, Heritage Village, Chatfield Farms & other 55+ Communities here in CT. Oxford Green has a policy in place for Pool & Events regulations. Anyone attending (Residents Only) has to show proof of vaccination in order to participate or use the pool or attend events. Otherwise, they have to sign a waiver releasing them from any obligations of contacting Covid 19 due to negligence on their part. Chatfield Farms has started to book bus trips going forward and also opening up once again as Heritage Village & Oronoque Village has done. SAC's July 6th, 2021 Committee meeting was able to be held at the Board room NCB with the following Guests present: Fred Rodriguez, Jim Weaver, Jerry Brown & Sandy Lund...

Attached are the minutes from our last SAC Committee Meeting on July 6th, 2021. We discussed and voted on **5PM for a new** time for SAC Committee meetings. We also discussed upcoming events for **Sunday, Aug 22nd a Picnic** event & **Saturday, October 23rd** for our annual **Sock Hop** along with planning a **New Residents Welcome Cocktail Party on Sunday, November 7th**. We voted on bringing our **5 O'Clock Somewhere** back on **Friday, September 3rd**. This has been a long awaited monthly event for all Residents of Oronoque to attend.

Our next SAC Committee meeting will be Tuesday, August 10th in the NCB Board Room at 5PM

Respectfully submitted,

Mary Ann Weaver, SAC Chair