

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
Virtual meeting via Zoom
March 16, 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 7:15 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	Maureen Gordon
District 5	Debbie Grosso	District 11	Barbara Minoff
District 6	Arnold Gans		

Also present:

Fred Rodriguez, Executive Director
Mark Rhatigan, Director of Maintenance Operations

Reading of the Minutes of Previous Meeting

The minutes from the Board meeting of January 19, 2021 were approved as presented.

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 Shlafer
Executive Director Fred Rodriguez
Director of Maintenance Operations Mark Rhatigan
OVCA Treasurer Kenneth Colman

Reports of Committees

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

Architecture Committee	Jim Manzolli
Communications Committee	Mary W. von Ziegesar
Maintenance Committee	Jackie Freeman
SAC	Mary Ann Weaver
50 th Anniversary Gala	Cheryl Dwyer
Racquet Sports	Peter Feick

New Business:

A motion to approve the extension of an existing deck at 162B Bison Lane, as recommended by Architectural Chair, Jim Manzolli, was made by Barbara Minoff and seconded by Jim Thompson. The motion was approved unanimously.

The following motion to open outdoor facilities was made by Lee Shlafer and seconded by Ken Colman:

The outdoor facilities of the Oronoque Village Condominium Association, with the exception of the pool facilities, shall be open for use effective May 1, 2021. The operation of the facilities will be in accordance with any and all St. of Connecticut and CDC regulations and protocols as well as the policies and procedures developed by the OV committees for each facility. Should the St. of Connecticut change regulations, either by reverting to an earlier phase of the Reopening Connecticut Process or by relaxing regulations, the Association will operate in compliance with the changes.

Discussion followed. The motion was accepted with a vote of 12 to 2 (District 11 and Vice President)

The following motion to open indoor facilities was made by Myrna Mills Albino and seconded by Patrick Hurley:

The indoor facilities of the Oronoque Village Condominium Association, with the exception of The gym, shall be open for use effective June 1, 2021. The operation of the facilities will be in accordance with any and all St. of Connecticut and CDC regulations and protocols as well as the policies and procedures developed by the House Committee. Should the St. of Connecticut change regulations, either by reverting to an earlier phase of the Reopening Connecticut Process or by relaxing regulations, the Association will operate in compliance with the changes.

Discussion followed. The motion was accepted with a vote of 12 to 2 (District 11 and Vice President)

The President declared the meeting adjourned at 8:30 p.m.

Closing Forum was conducted after the meeting was adjourned.

Dated: 4/20/21

MA Mills Albino
Secretary

The Maintenance Committee met via Zoom on Monday, March 8. All districts were present. Our February meeting was canceled due to storm related monitoring and clean up.

The final leaf removal began on March 8. Maintenance Reps were given north and south Village maps with projected dates, weather permitting. This information should be shared with their residents to help ease calls to the Maintenance office.

We acknowledge that there were many concerns, questions, and suggestions on the Village snow procedures. We decided to dedicate one entire meeting in August to review this topic. Maintenance Reps are asked to compile comments and ideas from their residents to present at that meeting.

The committee also discussed the possibility of a dryer vent cleaning program. Mark will meet with contractors to get proposals. Again, Maintenance Reps are asked to survey their residents to see how many people would be interested in this program, at owner expense, at a bulk rate. Yearly cleanouts are suggested by the industry.

There was a discussion of sewer backups and water main breaks to understand actions taken, and responsibilities of residents, the Town of Stratford, and Aquarion. Mark will write an article about steps for healthy drains and sewer lines.

Our next meeting will be April 12, at 4:00pm.

Respectfully submitted,
Jackie Freeman, chairperson of the Maintenance Committee

**20210316 OVCA Board Meeting
Communications Committee Report
Submitted by Mary W. von Ziegesar, Chair**

The Communications Committee has been busy with a number of projects. I'd like to thank each member for contributing time and effort to our group: that is Tina Vermette; Sarah Bodenheimer; Jerry Reece, Bruce Pollock and Peter Marcato. Judy Waldeyer, a long-time member of the Communications Committee has resigned from the committee, but she will always be a respected resource for us and for a lot of different groups in the Village. Judy is helping on a new sub-committee we've formed to support the OV 50th anniversary celebration GALA Committee.

Regarding **the 50th ANNIVERSARY**, Cheryl Dwyer, Chair of the 50th GALA Committee and I have been communicating about this important anniversary. We are in the process of gathering information for a Commemorative magazine. If along the way any of you have any stories or photographs to share, please let me know. For now, I'd like to thank Judy Waldeyer, Dee Varholak, Sandy Lunt and Tina Vermette for their ideas, their enthusiasm and their impressive collections of memorabilia.

The NEW RESIDENT PACKET CONTENT is undergoing its final tweaks and review. We are meeting again with the Maintenance Committee to review materials. The NEW RESIDENT INFORMATION PACKET, is, as the name implies, informational. It is intended as a resource with lots of helpful information. Our next steps are to submit the packet for approval, to recommend that it be mailed to new residents and also be maintained on the website for easy access. My special thanks to Tina Vermette for her hard work on this project.

THE OV WEBSITE - This has taken a lot of time to determine what we need, how to get what we need, and who can get us where we need to go. I look at our web presence as 3 sites: Site 1 - the Oronoque Village public side; Site 2 – the Oronoque Village private/resident's side; and Site 3 – the Portal which is the back-end side. Site 3 – the Portal - has been running for a couple of years. It is where the directory/address book is maintained, where e-forms may be submitted, and where the calendar is maintained. There are a number of other functions to be utilized as we roll out the system. Lee, Peter Marcato and I have created a user-manual and we have a team ready to test the Portal. Per their feedback, we will update. When completed, Site 2 – the OV private/resident's side – will be a very updated version of what we now have. We will have much improved graphics and much more content. Our goal is to drive our residents to the site to find everything they need to know and to do accessible on-line. The site will be a valuable resource for all of us. Finally, Site 1 – the public side. This is the side of OV accessed by the public; it is much less complex, but needs updating to show life in Oronoque Village today. I would like to recognize the help and input of Fred, Linda Arvers and Carol King as we approach our completion of this project.

THE VILLAGER - In an effort to enrich content in the VILLAGER, we have started several new columns. "Dining In" a cooking piece is being managed by Ulla Adema. A quick story: Carol King laughingly told me a few weeks ago that we had finally scooped THE NEW YORK TIMES. The VILLAGER's Valentine's Day recipes of scallops and chocolate cake came out well before the TIMES's Valentine's Day recipes of scallops and chocolate cake! Yes, we did scoop THE NEW YORK TIMES. Brava to Ulla.

Another effort is headed by Bruce Pollock who has been reaching out to residents inviting reviews of movies, TV shows, books and entertaining and informative stories of general interest. A new column by resident Joyce Saltman is coming shortly. For those who know Joyce, this REJOYCE with JOYCE will have a lot of humor. If you, or a resident you know, have a favorite show or engaging story to share, please contact Bruce or me.

LINKS is a project that Jerry Reece has been focusing on. This is a listing of website links for finding art, entertainment, sports, restaurants And much more.

Finally, a huge thank you to Carol King not only for her expertise, but also for her patience when dealing with lots of ideas which she has likely heard before. Her efforts are appreciated by us all.

One final note, as I mentioned in my first report, our committee is about communicating. As we, hopefully, undergo an easing of restrictions, please let me know if there is anything we can do for any of you to help spread any of your news.

Thank you.

Respectfully submitted,

Mary W. von Ziegesar

Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
February / March 2021 Report to OVCA

Applications submitted totaled 12

All submissions approved or as noted:

- 6- Replacement windows and /or sliders
 - 1. Awning
 - 1. New lower level door and relocate existing lower level window.
 - 1 Relocate dryer vent
 - 1. Add screening to existing deck.
 - 1. Reinstall existing LL Door exterior step area.
 - 1. Existing deck extension. 162B Bison lane

The next committee meeting will be on Tuesday, April 13, 2021 applications should be submitted to the business office by Friday, April 9, 2021 for consideration.

Respectively submitted,
Jim Manzolli
Chairman

OVCA Treasurer's Report for the Eight Months Ending February 28, 2021

Income

- 1) Common charges billed through February were \$3,339,205
- 2) Other income through February was \$38,523
- 3) Interest income for eight months was \$838

Total income for the eight months was \$3,378,104 which exceeded budget by \$25,939 due to the unbudgeted Altice cable renewal fee received in January.

Expenses

Total eight month expenses were \$3,128,683 leaving a \$249,421 profit versus the small budgeted surplus for the same period. The favorable \$234,640 variance is due largely to the timing of scheduled unit maintenance spending, lower utilities and pool related expenses as well as the aforementioned unbudgeted Altice income.

Reserves As of February 28, total monies set aside are \$880,975 and are held in a checking account and two money market accounts.

Delinquencies As of February 28, there were nine units with common charge balances over 60 days past due totaling \$39,219. Of this total \$8,707 was paid March 1 and another \$2,478 is expected in March.

Kenneth Colman

Treasurer

3/16/21

We are thrilled to announce that our official celebration of Oronoque Village's 50th Anniversary will be kicked off on April 15th. Our Anniversary Committee is planning a very special GALA mid September, barring any COVID issues.

Our committee is comprised of Cheryl Dwyer Chair, Dee Varholak, Bonnie Usinger, Debbie Grosso, Barb Minoff. Arline Walton is our graphic design artist. A subcommittee of the Communications Committee, headed by Mary von Zeigesar is working with us on communications. They are creating a wonderful 50th Anniversary Commemorative Edition of the Villager.

We will be looking for additional volunteers as we get closer to the Gala.

Stay tuned for more information!

Cheryl Dwyer

RSF Committee Update Report

March 15, 2021

Although our Racquet Sports Committee has not met during the off season, we would like to state again that both the Tennis and Pickleball Clubs strongly support an OVCA Board and/or Executive Committee vote to open all courts as soon as possible.

According to Stratford Mayor Laura Hoydick, beginning Friday, March 19, Governor Ned Lamont is planning to eliminate Connecticut's capacity limits for gyms/fitness centers and set the capacity limits for outdoor recreational gatherings to 100 people at all private venues and 200 people at commercial venues. This decision, plus the COVID-19 Guidelines set last year by each club and approved by the OV Business Office, and that many of us have had our vaccines, will make re-opening the courts an easy decision. When we get to discussions on the details of Opening, I am sure both clubs will have input to offer on any new/revised guidelines for play, and the need for court reservations in the case of Pickleball..

Hopefully, the OVCA's Executive Committee will make the decision to unlock the facilities by April 1 2021 or sooner, and OV Maintenance crew will have had the courts groomed and equipment installed so that we can be back playing again on our beautiful outdoor courts.

Respectfully submitted,

Peter S Feick

RSF Chair

SAC Monthly Report for March 16, 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 **324 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 - Its 5:00 Somewhere - TBD DO TO COVID19

SAC is still doing Monthly Zoom Committee Meetings since November 9, 2020. We had a **Virtual Trivia Event**, hosted by Chas DeSiena on January 23rd. **SAC Singing Valentines** event was on February 14th. This event was also a fund raiser for Feeding America. It was a success due to our own talented Singing Oronoque Residents who volunteered to help. **Joyce Saltman** will be doing a **Virtual Pandemic Pandemonium this Thursday, March 18th**. A little dose of positive thinking, with a double dose of humor...

Going forward, SAC will be planning outdoor events and get together once Clubhouses and Oronoque again opens....

SAC Chair, (Mary Ann Weaver) is still attending monthly meetings with Tracy Samuel, Administrative Director at Oxford Green, along with Reps from Heritage Village & other 55+ Communities here in CT.

We have gotten some very good ideas for virtual and new activity events for SAC to present once given the opportunity. This will help to keep a positive attitude for everyone and keep their spirits up while in this pandemic. SAC strives to provide our Oronoque Village with monthly events for which we our noted, "Social Activities Committee".

Below are the minutes from our last SAC meeting on March 1st 2021

Respectfully submitted,

Mary Ann Weaver, SAC Chair

SAC Meeting Minutes

Monday March 1st, 2021 7PM

The SAC meeting was called to order by chairperson, Mary Ann Weaver at 7PM.

The following members were in attendance:

D1 Rep	Janice Dulberg	X	D5 Rep	Pat Spodick	X	D9 Rep	Andrea DeSiena	X
Alt	Maria Rullo		Alt	Sue Schettini	X	Alt	Nancy Heuser	
D2 Rep	Linda Eastwood-	X	D6 Rep	Janet Lisak	X	D10 Rep	Mary Ann Weaver	X
Alt	Dianne Binford		Alt	Karen Battista	X	Alt	Ken Hoyt	X
D3 Rep	Stephanie Fians	X	D7 Rep	Kathy Flynn	X	D11 Rep	Barbara Minoff	X
Alt	Debbie Lamerti	X	Alt	George Zamary		Alt	Dorothy Tanski	X
D4 Rep	Celeste Jardim	X	D8 Rep	Elaine Ficarra	X	Guests	Sonya and Edie	
Alt	Deb Aubin	X	Alt	Edward Myer				

Linda Eastwood reported SAC balance \$2052.81 as of March 1st. There were no additional expenses in February.

February minutes approved.

OLD BUSINESS:

Mary Ann reported that Valentine Singing Event went well 27 singing valentines were delivered by Oronoque singers.

NEW BUSINESS

March Virtual Event: On Thursday March 18th at 4pm Joyce Saltzman will present a talk on ***Pandemic Pandemonium***.

SAC Welcome Packets: 4 new Welcome Packets were delivered in February

Future SAC Events:

Discussion about possible future SAC events including: Zoom Scavenger Hunt in April. Event with Men's Club in May and Alzheimer's Walk in June. SAC voted to put a hold on Scavenger Hunt until we could discuss timing and details of all events.

Mary Ann has been in discussion with Men's Club about possible joint activity. Barbara offered to be the committee chair for the Alzheimer's Walk. The committee had mixed feedback and reactions on joint Men's Club activity and Alzheimer's Walk and appropriate timing for future events.

It was decided that a more coordinated and orderly discussion on future activities should occur before making decisions.

Meeting adjourned at 8:30 PM

Respectfully submitted by:

Kathy Flynn, SAC Secretary