

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
Virtual meeting via Zoom
May 18, 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 7:03 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	Larry Hartley (alternate)	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

Reading of the Minutes of Previous Meeting

The minutes from the Board meeting of April 20, 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
OVCA Treasurer Kenneth Colman

Reports of Committees

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

Maintenance	Jackie Freeman
Pools	Bob Krakovich

Racquet Sports
Communications
House Facilities
50th Anniversary Gala
Social Activities

Peter Feick
Mary W. von Ziegesar
Cheryl Dwyer
Cheryl Dwyer
Mary Ann Weaver

New Business:

A motion was made by Myrna Mills Albino, seconded by Barbara Minoff, to accept the recommendation of the Racquet Sports Committee to allow the use of ball machines by the Tennis and Pickleball organizations with the following conditions:

- Players using the ball machines will provide their own balls.
- No more than two people to use a ball machine at the same time.
- Hand sanitizing will be done before and after using the ball machine.
- The Office will ensure that the ball machines are wiped down between uses.

Discussion followed. The motion was unanimously passed.

A motion was made by Myrna Mills Albino, seconded by James Rapaport, to accept the recommendation of the House Committee's Gym Sub-committee to keep the gym closed for the time being but offer a one-time \$30 stipend to be used towards a private gym membership. This offering is subject to the policies and procedures set forth by the House Committee and available to the first 80 people who qualify. Total distribution for this program not to exceed \$2,400.


Discussion followed. The motion was unanimously passed.

Closing Forum

Betty Mulholland, 273B Running Book Lane, asked when people who work will have an opportunity to get their ID cards since the hours published to do so fall within the normal business workday. Fred Rodriguez directed that people in that situation call the Office and make an appointment to get a card.

The President declared the meeting adjourned at 8:20 p.m.

Dated: 6/15/21


Secretary

The Maintenance Committee met via Zoom on May 10.

Maintenance Reps. reported on the number of residents interested in the dryer vent program. Reps. were to send their list of residents to Harris in the maintenance office so he could obtain dates. Reps were then instructed to have these residents write a check for \$115.00 made out to OVCA delivered to the business office. Checks should include resident name, unit address, phone number, and district number. Vent cleaning will be done by district. Jackie from Ultra Clean Air will contact residents directly to schedule the appointment.

United Illuminating is in the process of running the electric lines in the new conduits in the South Village. UI and Mondo will return in the fall to reseed affected areas. Residents are asked where possible to water newly seeded areas to ensure grass growth.

There was a discussion of our manpower shortage in the Maintenance Department and the steps that are being taken to address the problem.

The backlog and plans for window glass replacement will be on the agenda for our next meeting on June 14.

In closing, I again encourage District Reps. and Maintenance Reps. to communicate in order to keep residents informed of work or issues that affect their district.

Respectfully submitted,

Jackie Freeman, Chairperson of the Maintenance Committee

Pool Facilities Committee Report

5/18/2021

The pools at both Clubhouses will be opening on Saturday, May 29th. Hours of operation will be 9 AM - 7 PM daily, with the pool areas closed completely from 12 - 1 PM for required sanitizing of the hand railings, tables, chairs and chaise lounges. Pool capacity limits will be 50 people in the heated pool area and 75 people in the cold pool areas at both Clubhouses. This is subject to change as State of Connecticut COVID guidelines are relaxed. Residents must show their Pool Photo ID to the Monitor on duty for access to the pool areas. To keep proper track of pool capacities, the Monitor will record the resident's name, time of arrival, which pool they will be using, and the resident must inform the Monitor when they leave. The pools are available to Oronoque residents only, guests will not be allowed access to the areas. The North pool will be closed after September 5th and the South pools will be closed after October 1st. Masks are not required in the pools or pool areas.

Respectfully submitted

Bob Krakovich
Pool Facilities Committee Chairman

20210518 OVCA Board Meeting
Communications Committee Report
Submitted by Mary W. von Ziegesar, Chair

The Communications Committee is busy and looking forward to meeting in person rather than via Zoom or outside or in a living room. I would like to take this time to personally thank the Board for your efforts to open up our bubble. Also, kudos to Linda Arvers for managing a calendar with requests from many residents and a priority to put into the mix.

First off, I would like to thank Sarah Bodenheimer for her participation on the Committee. Sarah has resigned because of expanded job responsibilities; she has also adopted a dog, which in my experience may trump all.

To update you on our activities:

THE 50th ANNIVERSARY sub-committee continues to diligently gather information for the 50th Anniversary Magazine and to work with Cheryl Dwyer's Gala Committee. The stories we are hearing, are, in some cases, hilarious – like the original owner who argued with the developer Mr. Vargas to move his unit two feet closer to the golf course to improve his view, and the new owner who fell through the attic floor and into the dining room. We have a lot of information to share. As I've mentioned before, if any of you or your friends have stories or photographs or memorabilia of any sort, please contact me.

THE ARCHIVES PROJECT

At this past week's House Committee meeting, we were granted approval to establish an Oronoque Village Archives in the South Community Building's card room. This space includes an indented wall area where we will insert enclosed shelving. We will complete this project with personal donations and at no cost to Oronoque Village. I am thrilled that we will be able to receive and to exhibit materials not only for the 50th Anniversary Magazine but also for display. Kudos to Sandy Lunt, Dee Varholak, Judy Waldeyer and Tina and Ray Vermette for their work with the our 50th Anniversary sub-committee on this project to help us protect and display much of our history.

THE VILLAGER

I appreciate the hard work Carol King puts into the design and content of the magazine. Between COVID updates, accommodating outside events, and trying to advertise events not able to be scheduled inside presents challenges. To compensate for this, the office has sent out several OV-wide emails, e-alerts, most recently one offering a list of upcoming activities. It is always a challenge to offer material in The VILLAGER with appeal to a wide range of our residents and I believe that the recent diversity of content attempts to achieve this.

THE NEW RESIDENT INFORMATION PACKET (NRIP)

With some minor updates, the work on the content of the New Resident Information Packet is complete. We look forward to having this content uploaded on the new website and thereby be a valuable resource for not only new residents, but also for all Oronoque Village residents.

A very special thank-you to Tina Vermette and to Lee Schlafer for their help in compiling all of this information.

THE OV WEBSITE

Last Thursday, we received a lot of website links with information which we are reviewing for design, organization and content. The next big task, and I emphasize big, is for our staff to help with the uploading of content. Much is being transferred by the developer, but much remains to be done by staff. I expect that by our next board meeting, we will have had the testing complete. I may rue these words, but the site does appear to be very intuitive and organized in a logical way for ease of navigating to get you where you want to go. Fred may have more specific information to relate about this status.

THE LINKS PROJECT

Thanks to the efforts of Jerry Reece and Carol King, the site is running well and, hopefully, being enjoyed by residents looking to find web links to a variety of places of interest locally and throughout Connecticut. Again, if you have any suggestions for content, please let Carol, Jerry or me know your thoughts.

COMMUNICATING WITH STANDING COMMITTEES

With hopes of helping with communication needs of any interested Standing Committees, I have been in touch with Peter Feick, Chair of the Racquet Sports Facilities and Bob Krakovich, Chair of the Pool Facilities Committee with hopes of meeting within the next several weeks to talk about any support Communications might offer them. I look forward to exploring possibilities.

OV CONNECTIONS – FACEBOOK

As our Facebook Group page, OV Connections comes under the purview of this committee, I have formed a task force to review our Facebook page. My plan is to have a review. I have no agenda and I am not being directed by any person or any action. I simply want to better understand the mission, the administration and the protocol. I give credit to Carol King for what I consider her good management of OV Connections.

Respectfully Submitted,

Mary W. von Ziegesar, Chair

House Committee Meeting, 5/13/ 2021

Members present: Barbara Minoff, Irene Keating, Debbie Grosso, Barbara Stewart, Maria Szalontay, Marie Orlowe, Cheryl Dwyer(chair). Fred Rodriguez, Executive Director

The meeting was called to order on Zoom by chair Cheryl Dwyer at 10AM.

Opening of Clubhouses - The buildings are ready to open on Saturday May 15. Signs stating room occupancy limits will be posted on the door of each room. Hand sanitizing station will be available in the buildings.

Gym Sub-Committee report - The gym sub-committee met and concluded the following; Due to the small size of the gym and staffing issues, the gym will remain closed at this time. As an alternative, the committee recommends offering a \$30, one time payment to the first 80 residents to apply, to be used towards a gym membership of their choice. Planet Fitness in Milford is offering a \$10 per month new member fee for 3 months. Proof of membership is required for reimbursement at the NCB office.

Microphones - 6 wireless, head set microphones have been purchased. The company will set up the mics to work with our audio systems and train maintenance staff members on May 13. These microphones are to be used only in instances where regular microphones are not adequate. The microphones will be stored in locked audio cupboards in the NCB and SCB. Clubs and event organizers must specify the need for these mics when they submit the Activity Request Form. Generally, the regular microphones will be used in the set up.

Volunteer Monitors, SCH - The monitors are ready to begin. Kath Lucas is organizing this program.

Archives/Memorabilia - The Communications sub- committee is collecting historical information/objects for an Archive project. They want to display this material in a clubhouse. The Communications sub-committee and HC chair have researched available space. The HC has agreed that an alcove in the front card room in the SCB can be modified with display shelving to accommodate the Archives.

Library - The library will open June 1. More shelving is requested.

Gala Mailbox needed- The Gala committee will use the Mini Farms mailbox for the next few months.

Artist of the Month. The cost of the acrylic nameplates has increased substantially due to Covid-19. We need 8 new nameplates for 2021. Barbara Stewart is working with the company to try to get the cost down. Fred R approved funding for the name plates

Meeting was adjourned at 11 Am.

Next meeting will be in the north clubhouse on June 3 at 10AM.

Respectfully submitted,
Barbara Stewart, Secretary

Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
April 13, 2021

Present: Jim Manzolli (JM), Jim Ganis (JG), Mark Rhatigan (MR), Larry Hartley (LH), Stan Lessler (SL), Arnie Gans (AG)

A. Meeting opened at 9:30 on line.

B. Applications

App No.	Unit No.	Name	Request	Member
27-21	535A	R.Yolem	Screen porch	LH
28-21	629A	A. Morrow	Lower level slider	LH
30-21	446B	D. Stanziale	LL Door and interior remodel	JM
31-21	54A	G. Frugone	Patio	JM
32-21	652A	J. O'Leary	Slider replacement	MR
33-21	521A	S. Muscott	Awning	JG
35-21	653A	M. Sembiente	Windows and door replacement	MR
36-21	566A	E. Ficarra	Dehumidification system	MR
37-21	205B	J. Bongo	Window installation	SL
38-21	222B	K. Coburn	Patio	JM
39-21	605B	M. Coffey	Awning	LH
40-21	605B	M. Pires	LL Door	SL
41-21	767B	1050 Orange LLP	Interior wall removal and remodeling	AG
42-21	497A	J. Pasqua	Interior wall removal and remodeling	JM
43-21	776A	B. Pollock	Awning	LH
44-21	162B	R. Zorilla	HVAC and interior remodel	AG
45-21	134B	E. Duhig	Slider replacement and interior remodel	JM
46-21	93A	N. Pedron	Door replacement	JG
47-21	483A	G. Velotta	Replace storm door	JG

C. New Business

None

D. Old Business

Existing window specification needs up date to include "egress ", OVM inspection criteria, and minor language corrections.

Unit identification signage needs to be updated. The committee will work with Mark to recommend a replacement signage.

Meeting adjourned 11:30 AM

Next committee meeting will be May 11, 2021 on line.

Submitted,
Jim Manzolli
Chairman

Distribution by e-mail:

AC Members, F. Rodriguez, M. Rhatigan, Linda Avers, Lee Marsh

SAC Monthly Report for May 18, 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 **338 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 O'clock Somewhere is still **TBD**

SAC's May 3rd Committee meeting ended up being another Zoom due to rainy weather. We did however, get a lot accomplished with our upcoming June events.

Our June 5th Alzheimer's walk this year is in honor of one of our past SAC Chair Rose Marie Delessio. We look forward to having a good turn out and hope to raise a lot money for this worthy charity.

Our SAC 50 & Fabulous Cocktail Party will be coming up Saturday, June 12th with a rain date on June 13th. SAC's location for this event is still TBD due to the every changing CDC Guidelines. Please check The Villager for our Flyer, Channel 591 and E-Blasts for updated information for this Fabulous Event.

We look forward to having a great attendance by our Oronoque Residents. Help us kick off our celebration to our upcoming 50 & Fabulous Gala in September.

Dorothy Tanski reported that we had another 4 Welcome Packets go out to New Residents moving into Oronoque. This brings our total count to **23** since the start of **2021**.

SAC Chair, (Mary Ann Weaver) I am still attending HOA monthly meetings with Oxford Green, Heritage Village, Chatfield Farms & other 55+ Communities here in CT. Our next meeting will be tomorrow Wednesday, May 19th.

Last month we discussed future openings for all our Communities. Chatfield Farms is still not open due to Liability issues. Heritage Village is slowly opening their Pickleball, Tennis & Library. Oxford Green started opening May 1st. They have had challenges but go by a Proof of Vaccination, Mask's, Social Distance & Sign-Up Wavers. This is a challenging time for all but one we will all get through...

Attached are the minutes from our last SAC meeting on May 3, 2021.

Respectfully submitted,

Mary Ann Weaver, SAC Chair

RSF Committee Update Report

May 18, 2021

The Racquet Sports Facilities Committee met on Monday, May 10, 2021. Present were Abbie Kanner, Joanne Sutphen, Nancy Blagys, and Peter Feick, Chair. Absent was Regina Archazki.

We all agree that it is wonderful to be outdoors playing on our courts again!

We would like to thank Lee and the OVCA Board for opening the facilities which had been locked down last season due to the COVID-19 pandemic.

And, thank you to Mark Rhatigan and the OV Maintenance crew for preparing the courts and equipment for an early opening on April 25. Infrastructure improvements include a new sign-up whiteboard at the Tennis Courts and, on the PB Courts, a new storage shed with electrical hookup for charging the PB machine. Three hand-sanitizer machines were installed in the playing areas, and social-distancing signage was posted. The Service Request to repair the 911 Call Box phone, which had no dial tone, was handled immediately and the phone fixed next day.

Service Requests will be submitted for the following projects: painting of the Pickleball Courts, the construction of a new Bulletin Board at the Tennis Courts, and hinged gates or low netting across the open ends of the fence that divides tennis from PB courts.

There are a few minor issues that I have discussed on-site with a OV Maintenance rep which still need to be done, such as a new combination lock for the PB shed, filling in the rut at the end of PB Courts 5B&C at the fence, and doing the annual sealing of the crack in the PB court surface between Courts 5A and Courts 5B&C. We also requested pruning of the trees that overhang Tennis Court #4 and PB Courts B&C to mitigate the mold buildup.

We reviewed the social calendars of both clubs to avoid conflicts. (The Pickleball Club had kindly volunteered earlier to move one of their events from July 24 to a week earlier.)

We discussed items that we feel should be removed from the COVID-19 Guidelines for Tennis and Pickleball play as the CDC and State guidelines become less restrictive or go away. These items include deleting the restriction on the use of the BALL MACHINES, changing the PLAY TIME from “7 a.m. to 7 p.m.” to “8 a.m. to 8 p.m.”, changing the NO CONGREGATING to merely “SOCIAL DISTANCING shall be observed” with no need for face masks.

Respectfully submitted,

Peter S Feick

RSF Chair