

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
North Clubhouse, 600 North Trail, Stratford, CT 06614
May 17, 2022

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 pm.

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	Absent	District 7	Marilyn Colley (alt)
District 2	Catherine Hogan	District 8	Sharon Bearse
District 3	Mike Hill	District 9	Jim Thompson
District 4	Bob Krakovich	District 10	Maureen Gordon
District 5	Absent	District 11	Tom Fuchs
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 19, 2022 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.

Architecture	Jim Manzolli
Maintenance	Jackie Freeman
Pools	Bob Krakovich
Racquet Sports	Regina Archazki
50 th Gala	Cheryl Dwyer

OVCA Board Meeting, May 17, 2022 Minutes

New Business:

- Motion made by Lee Shlafer and seconded by Myrna Mills Albino to refer the Declaration and Bylaws revisions back to the Bylaws Committee. The motion passed unanimously.
- Motion made by Lee Shlafer and seconded by Jim Rapaport to revise the Rules and Regulations by adding to Art. 1. Sect. M. Pet Rules the following: "In order to comply with Town of Stratford Ordinance #83-15 no dog leash, expandable or otherwise can be longer than 7 feet in length." The motion passed with a vote of 11 in favor and 1 opposed (D6).
- Motion made by Lee Shlafer and seconded by Sharon Bearse to add to Art. II. Sect. S Use of Amenities to state the following: "Clubs or Groups recognized by the Association and using space approved by the Association may establish rules for their members and guests. If an individual disregards these rules the club or group can reinforce them by requesting adherence. If this fails, the club or group can report the violation to the Compliance Committee for review and possible fine." The motion passed with a vote of 11 in favor and 1 opposed (D10).
- Motion made by Lee Shlafer and seconded by Mike Hill to add to Art. IV. Miscellaneous, Sect. F as follows: "Portable Propane Heaters can be used at Oronoque Village only on Oronoque Village approved patios. They may not be used on decks, driveways, walkways or common lawn areas. They should not be less than 10 feet from any structure. To prevent possible fires, keep heaters away from combustible/flammable material, including planters, outdoor textiles, wood decking, wood siding, grass/shrubs and propane tanks for grills. Safety features for heaters are:
 - No naked flames – Have the flames safely contained
 - Thermocouple – Prevents gas leaks if the flame is extinguished
 - CSA Safety Rating – This means the unit has been tested and approved by a third party evaluator
 - Anti-Tilt Device – A weighted based minimizes the risk of the heater toppling over.When not in use, the heater without the fuel tank can be stored in a garage or unit. The fuel tank has to be stored outside and not in direct sunlight. The motion did not pass with a vote of 5 in favor and 7 opposed (D2, D4, D7, D8, D9, D10, D11) (See new motion below)
- Motion made by Catherine Hogan and seconded by Marilyn Coffey, to prohibit all open flame heaters in Oronoque Village. This rule change recommendation will be sent to unit owners and noticed before voting on it.
- The proposed rule change regarding open flame heaters and the following two additional rules changes will be sent to unit owners and noticed before voting on them:
 - Add a new rule that charcoal grills are prohibited in Oronoque Village.
 - Revise Racquet Sports rules to allow 3 guests to play on the courts in non-club time with a resident present.

Closing Forum

- John Staley, 531B Narraganset Lane, stated that the Board did not properly follow the agenda claiming that we did not call Roll Call. (Note: Roll Call was called after Open Forum which properly followed the posted agenda. The meeting was called to order after Open Forum.) Mr. Staley also informed the Board that he and his wife, Karen Hahn, met with Executive Director Fred Rodriguez to request that they be allowed back into the OV Connections Facebook group from which they had been removed. Mr. Staley stated that he was told that in order for them to be re-admitted, he would have to close the OV Back Fence Talk Facebook group that he administers. Mr. Staley declared that discriminatory.

- Linda Libertino, OVID President and resident at 481A Commanche Lane, asked Executive Director Fred Rodriguez whether it was a good decision to make changes to the Declaration. The Executive Director responded that in view of everything currently going on, he would recommend waiting a bit. He agreed with the OVCA Board's earlier decision to return the Declaration and Bylaws recommendations back to the Bylaws Committee. Ms. Libertino expressed concern about potential impact of the capital contribution fee on real estate transactions and asked the OVCA Board to investigate other ways for generating revenue such as increasing the resale package fee or charging for inspections.
- Theresa Thomason, 414B Black Hawk Lane, asked Executive Director Fred Rodriguez for a date when he would be available to meet with the Director of The Kennedy Center Landscaping Services to discuss their service offerings. Ms. Thomason was asked to make the appointment with Administrative Assistant Linda Arvers. Ms. Thomason also commented that she would like to see increased transparency and improved communications at Oronoque Village around proposed changes in laws.

The President declared the meeting adjourned at 9:00 p.m.

Immediately after closing the meeting, President Lee Shlafer resigned as OVCA Board President.

Dated:

6/2/2022

Maria Hill Albino
Secretary

From: Jacqueline Freeman <jackiefree@sbcglobal.net>

Sent: Wednesday, May 18, 2022 8:52 AM

To: Carol King <cking@oronoquevillage.com>

Subject: maintenance report

The Maintenance Committee met on May 9 in the NCB Boardroom. The following are the items presented and discussed:

PM Program--There are 10 units awaiting painting and 7 units remaining for carpentry and painting. This will complete the 21-22 program.

Deck and Entry Painting--- Units in District 4 and 5 are scheduled for this program starting June 1 (weather permitting). Those districts were given maps and were asked to inform their district residents.

Roof Washing--- There are 10 units identified and scheduled to begin on June 15.

Clubhouse and Pool Prep---Ground crews are in the process of revitalizing the entry planting beds for the NCB, SCB,RSF, the four corners and the interior pool beds will receive new plantings and lava stone ground cover. Aqua Pro will begin pool Maintenance.

Street Lining---Painting of the white stop bars and yellow divide lines is underway. Residents should use caution when driving near painting crews and avoid the freshly painted lines.

Pruning Program---Lemos Landscaping will begin the village wide pruning program beginning June 20 (weather permitting) Pink ribbons will be available from the Maintenance Reps. to indicate shrubs and bushes not to be pruned.

Other items discussed were:

Possible dryer vent program being provided to residents

Alternative ground cover update. Areas have been identified and clean up by maintenance and any planting will be done in the fall.

Maintenance Bylaws were discussed and recommendations were forwarded to the Bylaws Committee for review.

The next Maintenance meeting will be Monday, June 13, NCB Boardroom at 4:00 pm.

Jackie Freeman
Maintenance Chair

**20220517_2 OVCA Board Meeting
Communications Committee Report**

Submitted by Mary W. von Ziegesar, Chair

I am sorry not to be delivering this report in person. I am facing some health issues so I am not participating in any large group meetings of any duration. My updates:

THE 50th MAGAZINE

Our likely publishing date will be mid-June, as we have notes and photos from the Gala to include and also the creation and printing time. Since both the Saturday and Sunday Gala events have not occurred as I write this report, I trust they were memorable for everyone. I appreciate the talents of the photographers Peter Feick and Len Nachbar, and the talents of the stalwart and creative Gala Committee headed by Cheryl Dwyer.

THE VILLAGER

Our next focus group is scheduled for Monday, May 16th, again, I wrote this report before that meeting. The response to our requests for input and participation by residents in this review process has been poor. However, the input received has been informative. We hope to have our results formalized in August and submitted to you in September. For now, huge thanks to Tom Fuchs and to Maddy Lapides for their efforts to include as many residents who are interested and to gather and compile the results of this review for you.

The VILLAGER ad policy for residents/clubs/associations and the general policy for eblasts and robo calls is still under review and we now have information needed to make any possible recommendations. We hope to address this shortly.

OVTV – Channel 591

Bruce Pollock of the Communications Committee continues his efforts to gather content and to set up a schedule to air on our TV show Channel 591. Bruce has the support of several very talented residents who are now working on this project with him. He is planning to start with 3-hour loops. He will put notices in the VILLAGER with more information. Again, our local events will be featured. I am looking forward to seeing some OV Karaoke videos. Bruce is also thinking of featuring some club activities, possibly some sort of sports pages and possibly some informational clips.

THE OV WEBSITE

I am pleased with the participation by residents on the OronoqueVillage.com site, especially the new Address Book/Directory. Some quirks are being addressed but for the most part, our residents are registered. Bravo to them. Encouraging some residents to use the site is always a challenge, but we feel that by adding content that is informative, accurate and timely will continue to draw more users. Truly, in my humble opinion, and after almost two years of serious focus on both the Portal and the OronoqueVillage.com site, I am proud of the work we have done here. The Calendar remains a bit challenge which Fred is addressing. My hope is that a new calendar system – which may mean an old-fashioned way – may work best for both the residents and the staff.

Respectfully submitted,

Mary W. von Ziegesar

OVCA Treasurer's Report for the Ten Months Ending April 30, 2022

Income

- 1) Common charges billed through April were \$4,173,965
- 2) Other income through April was \$17,724
- 3) Interest income year to date was \$5,663

Including the budgeted surplus, total year-to-date income was \$4,280,158 which was \$10,369 over budget largely due to a price increase on our Oronoque resale literature.

Expenses

Total year-to-date expenses were \$4,101,158 leaving a \$179,000 surplus that was \$146,973 favorable to the modest budgeted surplus of \$32,027. This favorable variance is attributable to lower wages and related benefits of \$89,250 and the virtual absence of budgeted COVID prevention expense of \$45,204.

Reserves As of April 30, total monies set aside are \$992,831 and are held in a checking account and two money market accounts.

Delinquencies As of April 30, there were 7 units with common charge balances over 60 days past due totaling \$47,550. Of this total, \$3,069 was received on May 13 from one unit and two other units have completed their foreclosure sales.

Kenneth Colman

Treasurer

05/17/22

Oronoque Pool Facilities Committee Report

5/17/22

10 days, 13 hours 28 minutes and 17 seconds, not that I am counting mind you, until the Pools open for the 2022 Summer season here in the Village. We will have seen St. Patrick's Day green, slimy, disgusting water amazingly transform into crystal clear waters reminding me of the Caribbean. All that's lacking is a frozen Pina Colada with an umbrella sticking in it on my table.

The Maintenance Department and outside contractors will repaint the depth and no diving stencils around the perimeter of the pool, make lap lanes more visible for the Unheated Pools, power wash chairs and lounges while new umbrella bases have been received to replace the older rusted bases. The Black Line denoting the drop off in the heated pool may return this year. Pool monitors are being hired and this summer the Saunas in the outside restrooms will be up and running. Children's pool will again change weekly between the North and South unheated pools, pool hours will be finalized and guest limits per unit have increased. In short, it's shaping up to be a great summer.



Bob Krakovich
Pool Facilities Committee Chairman

Report from the RSF meeting on May 4, 2022

Attendees: Regina Archazki, Peter Feick, Carolyn Chamin, Bill Tanski, Nancy Blagys

RSF will meet every 2 months during the season unless there are some issues.

Discussion was held on bylaw change regarding how the RSF board is formed.

OVCA president will pick RSF Chair, Tennis and Pickleball presidents will be on the board as well as one member from Tennis and PB.

There is no need to have 7 members on the RSF. It works very well with 5.

The rule that 3 guests may play on the courts in non-club time with a resident was agreed upon. Each club has their own rules for guests during club play time.

Morning Pickleball time will be moved to 9:30 AM.

The "rumor" that PB was taking court #4 from Tennis is false. PB is growing in popularity and perhaps soon there will be a need for discussion to find more courts for them. The consensus of all committee members was that any future court expansion should be based on need for the Tennis and Pickleball clubs.

As a reminder PB needs a paved path way to the entrance of the courts. RSF will set up a meeting with Mark to discuss this path way. Wet feet from walking on grass to the PB courts causes injuries.

Regards,
Nancy Blagys

Monthly Report SAC for May 17th, 2022 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 is 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:

It's 5 O'clock Somewhere: SAC's last 5 O'clock Somewhere was **Friday, May 6th at the NCB**. This was a **Special 5 O'clock** this month with our focus on **Cinco de Mayo**. We had approximately 90 Residents come to help us "Celebrate". We were pleased at the great turnout. Our NCB was buzzing with laughter, mingling & sharing of our food & time with one another.

Come join us at SAC's 5 O'clock Somewhere every 1st Friday of the month at the NCB. BYOB with an Appetizer or Snacks to share with your fellow Residents. Mingle & get to know one another both New & Present Residents here at Oronoque.

Past Event for SAC:

On Saturday, April 23rd at the NCB we had our Roaring **20's** event. I was pleasantly surprised at how many came dressed in Roaring 20's attire. Along with plenty of food & dancing everyone got in the mood for an evening of fun & laughter.

Upcoming SAC Events:

Saturday, July 9th will be SAC's Patriotic Day event with a Celebration to our Veterans here at Oronoque. George Zmary, Sonya DeBiase & myself went to speak with Justin at Oronoque Country Club to discuss our plans on the food menu & Patriotic event to Honor our Veterans. Look for the upcoming Flyer for Patriotic Event in The Villager & come join us for a fun time at Oronoque's newly renovated Country Club.

Saturday, August 20th will be our Annual Cocktail/Dinner Party at the SCB – we are still working on details for this anticipated & well attended event. This event will be held at the SCB both at the Pool area & dinner inside. **SAC looks forward to you joining us and your support.**

The Movie Club:

The Movie Club is back in swing once again. Edie Briner a longtime Resident of Oronoque & also a SAC Alt has taken over as the New Leader of the Movie Club. Marcia Klein has stepped down due to leaving Oronoque Village. Edie will still be having the Movie Club on the 2nd Friday of the month at 7PM in the NCB & on the 3rd Wed of the month at 2PM in the SCB. **Exception being for this week only.** The matinee for West Side Story has been changed to next **Wed, May 25th at 2PM in the SCB.** You still have time to see West Side Story next Wed for only \$1.00 with Popcorn included. SAC is a Supporter of The Movie Club so come join us.

Bus Trips:

Sonya DeBiase will be starting Bus Trips for SAC in the next few months. This will begin with some day trips hopefully with a good turnout. If there is enough interest SAC/Sonya will start looking into 3-5 day over night trips. George Zmary is also looking into working with the Men's Club possibly doing some trips once again to Mohegan Sun. Look for announcements for all our Events & Trips coming up that will be advertised in The Villager & on Channel 591. Thank you.....

Respectfully submitted,

Mary Ann Weaver, SAC Chair