

**MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS**  
**North Clubhouse, 600 North Trail, Stratford, CT 06614**  
**August 16, 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 6:00 pm.

**Calling of the Roll**

A quorum of Board of Directors was established.

**There were present the following Board Members:**

**Officers:**

President	James Rapaport
Vice President	
Treasurer	Kenneth Colman
Secretary	Myrna Mills Albino

**District Representatives:**

District 1	Absent*	District 7	Patrick Hurley
District 2	Minna Barrett (alt)	District 8	Elaine Ficarra (alt)
District 3	Mike Hill	District 9	Jim Thompson
District 4	Bob Krakovich	District 10	Maureen Gordon
District 5	Deb Grosso	District 11	Tom Fuchs
District 6	Maggie Dunigan (alt)		

\*D1 Secretary, Charles Lawrence, was present but only District Reps and Alternate District Reps are eligible to participate in discussion and vote.

**Also present:**

Fred Rodriguez, Executive Director

**Executive Session**

- The Board voted to accept the HR Committee's recommendation regarding the Executive Director's compensation.

## **Open Forum**

- Betty Mulholland, 273B Running Book Lane –Questioned whether Racquet Sports will report to OVTD. (Note – Racquet Sports remains a Standing Committee under OVCA)
- Liz Kedan, 315B Navajo Lane – Leash law, BBQ rules and Tennis/Pickleball concern.
- Bob Krakovich, 113A South Trail – Stated that he is seeing a lot of trucks and questioned whether they are allowed.
- Dima Thompson, 529 Narragansett Lane – 4 car break-ins recently. Reminded people to lock up cars and asked whether video cameras were needed. Fred Rodriguez stated that an alert will go out.

## **Reading of the Minutes of Previous Meeting**

A motion to approve the minutes from the Board meeting of July 19, 2022 was made by Patrick Hurley and seconded by Bob Krakovich. The motion carried unanimously.

## **Report of Officers/Executive Director/Director of Maintenance Operations**

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

OVCA President Jim Rapaport

Executive Director Fred Rodriguez

- Candidate slate was announced for the OVCA Board Officer Elections
- UI outages planned
- Pool closings
- Evaluating technologies to save labor and reduce chemicals in pool maintenance

OVCA Treasurer Kenneth Colman

## **Reports of Committees**

The following reports were provided in advance of the Meeting.

Architecture	Jim Manzolli
By-laws Committee	Elaine Pivirotto
Communications Committee	Elaine Ficarra
Racquet Sports	Nancy Blagys
House Committee	Cheryl Dwyer
SAC	Mary Ann Weaver
OCC Liaison	Mim Schreck
PM – Exterior Facade	Arnold Gans

## **Unfinished Business:**

- Motion to approve a rule that prohibits charcoal grills was made by Patrick Hurley and seconded by Elaine Ficarra. The motion passed by a vote of 10 in favor and 2 (D4, D9) opposed.
- Motion to approve a rule that prohibits open flame heaters was made by Patrick Hurley and seconded by Tom Fuchs. The motion passed unanimously.

- Motion to accept the recommendation of the Racquet Sports Committee to revise Racquet Sports rules to allow 3 guests to play on the courts in non-club time with a resident present was made by Mike Hill and seconded by Patrick Hurley. The motion passed by a vote of 11 in favor and 1 opposed (D6).

**New Business:**

- Myrna Mills Albino stated that the motion made at the July meeting regarding the reallocation of maintenance expenses for recreational facilities from OVCA to OVTD had different language than the motion approved at the OVTD meeting. The OVTD Board indicated that the transfer would be of maintenance and improvements to recreational facilities. This matter should be clarified by the next Board.
- Motion to enforce Art III Sect. 1 of the OVCA Bylaws, as written, made by Myrna Mills Albino and seconded by Bob Krakovich. Unit owners who do not meet the eligibility requirements may not be announced as candidates for office. Henceforth, all of the bylaws regarding the election process are to be followed exactly as documented. The motion passed by a vote of 11 in favor and 1 (D8) opposed.
- Motion to provide an annual floating holiday for staff in consideration of Juneteenth was made by Tom Fuchs and seconded by Patrick Hurley. The motion passed by a vote of 11 in favor and 1 (D9) opposed.
- Motion to close the South Clubhouse pool all day on August 20 for a SAC event was made by Myrna Mills Albino and seconded by Patrick Hurley. The motion passed unanimously.

**Closing Forum**

- Bob Grosso, 211A Agawam Drive, commented that proxies are going out and that it is important we revisit the discrepancy in what OVTD and OVCA agreed to regarding the transfer of maintenance expenses related to the recreational facilities.
- Ray Vermette, 388A Sequoia Lane, stated that adding the word ‘improve’ to the OVTD motion regarding the transfer of maintenance expense related to recreational facilities was an essential clarification.
- Karen Hahn, 531B Narraganset Lane, commented that a motion to enforce bylaws is ludicrous.
- Nancy Blagys, 517A Iroquois Lane, stated that there was no Racquet Sports Committee report because the Tennis and Pickleball Clubs did not meet.

The President declared the meeting adjourned at 8:04 pm.

Dated: 10/18/22

  
Secretary

OVCA Communications Committee Meeting  
Aug. 3, 2022 – 8:30-9:30 a.m.

In attendance: Committee chair and members — Elaine Ficarra, Bruce Pollock, Barbara Minoff  
Fred Rodriguez, Executive Director and Jim Rapaport, OVCA President  
Absent: Tom Fuchs

Meeting called to order at 8:34 a.m.

The chair acknowledged and thanked all Communications Committee members for their dedicated efforts over the past few months including Carolyn Charnin and Tina Vermette, both of whom stepped down from the committee as of the June and July. Both Tina and Carolyn worked diligently on two very important projects — the 50<sup>th</sup> Anniversary booklet and the Welcome Packet, respectively. Welcome to new communications committee member Barbara Minoff. Thank you, Barbara, for joining the committee. Your long-term experience at Oronoque is very helpful to us.

Discussion of the pending projects including content for OVTV was the topic for most of the meeting. Bruce Pollock has been spearheading the work to source and create content to test the capabilities of Ch. 591. However, while all residents can access the channel, there continues to be a problem with sound on the North side. A decision was reached to suspend further work sourcing content for two reasons — first, the difficulty with sound for half the residents and second, additional research is needed to ensure we are providing content that is royalty free and does not violate privacy principles. The committee did discuss other ways the channel could be utilized in order to bring additional revenue to the Village. Fred shared the rate sheet used for The Villager magazine. We will be reviewing the price structure to see if it's possible to give :15 or :30 static commercial 'cards' for advertisers as a value-add to a Villager magazine ad.

The chair gave an update on two other projects — Communications Survey and the Welcome Packet. The Communications Survey is on hold until later in the Fall for additional review. The Welcome Packet will be used with the rollout of the Access Control system. Elaine will discuss with Fred how new residents who have arrived in the interim can receive the packet.

Meeting was adjourned at 9:25 a.m.

Respectfully submitted,  
Elaine Ficarra  
CommComms Chair

**Oronoque Village Condominium Association**  
**ARCHITECTURAL COMMITTEE**  
**Minutes of Meeting**  
**July 12, 2022**

Present: Jim Manzolli (JM), Mark Rhatigan (MR), Arnie Gans (AG), Fred Rodriguez (FR), Jim Ganis(JG), Jim Rappaport, OVCA President

A. Meeting opened at 9:30

**B. Applications**

Date	App No.	Unit No.	Name	Request	Member
6/14/22	60-22	261A	F. Loh	Exterior gas line for BBQ	JM
6/16/22	61-22	581B	H. Sutherland	Replace exterior and interior doors	JM
6/21/22	62-22	622B	M. Prussel	Replace windows and exterior and fire door	JM
6/23/22	65-22	617B	B. Brown	Replacement windows	MR
6/29/22	67-22	635B	M. Heady	replacement windows	JG
6/29/22	68-22	382A	L. laberee	Replacement windows and sliding door	JG
7/1/22	69-22	389A	K. Powell	remove interior wall and remodel	JM
7/7/22	70-22	761A	S. Monk	Radon installation	MR

**C. New Business**

**None**

**D. Old Business**

**None**

Meeting adjourned 10:30 AM

**Next committee meeting will be August 9, 2022.**

Submitted,  
Jim Manzolli  
Chairman

Distribution by e-mail:  
AC Members, F. Rodriguez, M. Rhatigan, Linda Avers, Jim Rapaport

Minutes  
House Committee  
August 4, 2022

Members present: Cheryl Dwyer, Chair, Debbie Grosso, Irene Keating, Maria Szalontay, Barbara Minoff, Marie Orlowe.

**New Microphones (hand-held/cordless).** Fred is working with the sound company to procure four new microphones that will work in both clubhouses. It is our hope that this will be accomplished soon.

**Training of staff on sound equipment:** Fred/Mark will be organizing a workshop for staff to be trained by the company who put in the sound equipment in the SCB. This is important so that there are additional staff available who know how to operate the system. for day or evening events in the clubhouses. Fred will advise us when this will take place.

**Cleaning of carpets and furniture (SCB).** It has been noted that there is a significant need to clean carpets and furniture professionally. This has not been done for a number of years. This item was not budgeted. Fred will look for funds in budget and let us know if this can be accomplished at our next meeting.

**Calendar of Events:** Previously, all activities were listed on the Villager calendar with a C for "closed" or O for "open for residents to attend." Now only open events are listed. Fred agreed that all activities will be listed.

**FOB Security System:** House Committee has been asked to develop parameters for use of the FOB System. The gym has been designated as the first area where the FOB will be used. It is asked that all House Committee members attend the informational session regarding the system this Wednesday in the SCB, noon.

**OUR NEXT MEETING IS THURSDAY, AUGUST 11TH, 9:30 A.M. TO WORK ON THE GYM FOB SYSTEM RULES.**

Respectfully submitted,  
Cheryl Dwyer, Chair

## **By-Laws Committee Report – for the July 26, 2022 Meeting**

The By-Laws Committee met on July 26, 2022, in the NCB Boardroom at 4:00 PM.

**In attendance:** Committee members; William Collins, Arnold Gans, Karen Hahn, Mike LoStocco, Elaine Pivrotto, OCVA President James Rapaport, and Executive Director Fred Rodriguez.

### **Discussion of Declaration and By-Laws revision procedures**

Executive Director Fred Rodriguez discussed the committee's role in revising the OVCA Declaration and By-laws and provided suggestions on best practices. The discussion included the following:

- Updating the Declaration and By-Laws to conform with revised or new CT State Statutes. It was noted by the Committee that CT State Statutes overrule the Declaration and By-Laws.
- Implementing a meeting procedure of calling the meeting, keeping it open, and adjourning at a later date to allow enough time for all association members to vote for Declaration or By-Laws changes.
- Using the practice of “blacklining” or “redlining” changes to the Declaration and By-law changes so that there is a comparison of the old and new documents.

The committee decided not to refer any Declaration and By-Law revisions to the OVCA Board due to the upcoming OVCA Board election in September 2022. The committee will meet in August to review the tabled Declaration and By-Law revisions submitted to the committee from May 17, 2022 through July 14, 2022.

The next By-Laws Committee meeting will be on Tuesday, August 23, 2022, at 4:00 PM in the NCB Boardroom.

Respectfully submitted,

Elaine Pivrotto  
By-Laws Committee Chair

Report of the Preventive Maintenance Committee  
For the OVCA Board Meeting of 17 August, 2022  
Arnold Gans, Chair

This committee meets at irregular intervals to discuss the long range plans for the preservation of the buildings in Oronoque Village. The purpose is to evaluate the long term costs of the present painting and siding replacement schedule relative to the application of new materials that would reduce or eliminate the need for such procedures. The understanding is that the new materials would replicate the appearance of the existing materials (presently shiplap wood siding and wood trim) and the range of color options that we presently allow. Most of these are cementitious products.

The present schedule is for sections of the village to be painted on an eight year cycle that includes a limited (850 feet) replacement of the boards, limited by budget and availability. The painting is based on a fixed cost per unit while the board replacement will vary on need and material availability and budget constraints. This can lead to painting where board replacement should have been done and the painting of decayed substrates. The substitution of new materials would hopefully provide a longer siding life, reduced maintenance, the same range of "natural" colors, and a longer presentable appearance, without a noticeable change in aesthetic. It is not the intent of this committee to alter the image of Oronoque Village except to maintain a fresh appearance for a far longer period, reduce the need for intrusive repairs and painting crews on site, and allow for the introduction of other benefits such as increasing insulation to reduce homeowners utility expenses. It is not the intent of the committee to introduce vinyl siding. We assumed the acceptance of the California farmhouse aesthetic.

Present costs are \$1350 per unit for the painting of the units on a 10 year cycle with some units, due to other material issues, painted on an eight year cycle. The costs per unit including board removal and replacement, incidental repairs, wrapping or replacement of trim, and the painting are \$9850 per unit. All costs are in 2022 dollars and per contracts negotiated by the Maintenance Office. It would be difficult to interpolate these numbers over long periods due to assumed increases in both labor and material costs and the variation is unit/building size. At this rate, however, assuming five painting cycles for each of the 929 units, the total over the next 50 years would be over \$45,000,000, without allowing for inflation.

We have rough estimates for the replacement of the siding and trim with new materials, to be performed over four to five years. Assuming a life cycle of 25 years, the cost is potentially competitive over fifty years and would also allow for the introduction of new insulation on the exterior walls and the repairs to the substrate, both the sill plate and the sheathing. We are paying in utility costs for the minimum insulation installed during the period of cheap energy, fifty years ago, both during the winter heating season and the summer air-conditioning season. We are far behind the curve relative to energy costs.



We must also address the costs associated with failures in foundation walls and other conditions allowing for the intrusion of ground water into basements. This is costing Oronoque Village and its residents thousands of dollars depending upon the extent of deterioration.

Issues of how to pay for these possible improvements are still under discussion including loans, phased assessments, and other methods. It is too late to discuss past opportunities to borrow money at the lowest interest rates, but the discussion for the future must continue. Phasing work that must be done on the basis of available funds from the budget alone is going to be difficult and cause serious delays and the decay of materials that should have been preserved.

This is not a matter of the competition offering more value; it is a matter of keeping the value of Oronoque Village for the future. It does not address the latest in electronic technology or alternative energy sources. The issues we are addressing are how to keep Oronoque looking fresh, well maintained, safe and sound, and reasonable to maintain in a time of limited labor availability and rising costs. In the end maintaining the same material with the same labor scarcity will not be a useful alternative. We need to address these issues and encourage others to assist us with finding the materials, the sources of those materials, the labor to address the needs of the Village and other matters regarding the infrastructure of the Village.

## Monthly Report SAC for August 16th, 2022 OVCA Board Meeting

**SAC** (Social Activities Committee) meets the 1<sup>st</sup> 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.

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### Ongoing Activities:

**It's 5 O'clock Somewhere:** Our next SAC's 5 O'clock Somewhere is Friday, September 2<sup>nd</sup>.

Come join us at SAC's 5 O'clock Somewhere every 1<sup>st</sup> Friday of the month at the NCB. BYOB with an Appetizer or Snacks to share with your fellow Residents.

### SAC Upcoming Events:

**Saturday, August 20<sup>th</sup>** will be SAC's "**HOT SUMMER NIGHT AT ORONOQUE**" This event will be held at the SCB – We have only a few spots left for this very well attended event. **We will be SOLD OUT by this week.** If you plan on going, please have your money in by Tuesday, August 16<sup>th</sup> **No Later...**

### SAC Elections:

Our annual **SAC Reps & Alternates Elections** will be coming up at all **District Meetings** in September. Any District Rep that wants to get Responsibilities of a SAC Rep & Alternates please call me or email me & I will gladly send you out the rules of a SAC Rep or Alternate before they accept this position...

**Mary Ann Weaver -- jim4mare@ aol.com or 203-530-9962 -- Thank you**

## **The Movie Club:**

The Movie Club headed now by Edie Briner will be having **Lost City** a Comedy starring **Sandra Bullock & Brad Pitt**. Come join us on the 2<sup>nd</sup> Friday of the month at 7PM in the NCB & on the 3<sup>rd</sup> Wed of the month at 2PM in the SCB. Cost is only **\$1.00** with Popcorn included. SAC is a proud Supporter of The Movie Club so come join us. You still have time to come and join us this **Wednesday, August 17<sup>th</sup>** for this enjoyable movie.

## **Bus Trips:**

Sonya DeBiase has started up our SAC Bus Trips. We have a trip coming up this September 15<sup>th</sup> to **The Griswold Inn** for lunch which also includes a 90-minute cruise down the **Connecticut River Valley on the RiverQuest**. Check with Sonya for availability on this trip. Last I was told it was close to **"Sold Out."** We will be planning more trips in the Future.

George Zamary is working with the Men's Club to bring back trips 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

**MINUTES FOR 8/15/22 MAINTENANCE MEETING  
NORTH BOARD ROOM – 4:00 P.M.**

**ATTENDANCE:** All districts represented with the exception of Districts 1 and 10. Mark Rhatigan, Maintenance Director also present. Fred Rodriguez, Executive Director and OVTD liaison, Dennis Caffrey, not present.

Correction to 7/11/22 minutes:

District 9 Comments:

Lemos doing a fabulous job in D9 with annual pruning.

D9 members have complained about grass clippings being left in walkways following weekly mowing.

Minutes then accepted with above correction.

Please see Mark's attached complete written report and agenda.

**MARK RHATIGAN COMMENTS:**

**22-23 PM Program:**

(75) units scheduled for siding replacement and painting on the South side. Lumber received earlier than expected and work is currently underway. Residents will be notified prior to work starting and given an approximate start date.

**2<sup>nd</sup> Coat Paint Cycle:**

(26) units scheduled and (14) units have been completed. The hand rails are being painted a sand color (approved by the Architectural Committee) for higher visibility.

**22-23 Deck and Entry Cycle:**

Still waiting a start date from the contractor. They will begin on the North with (100) units to be completed summer/fall and the remaining (104) units on the South in spring of 2023.

**Pruning:**

Lemos Landscaping still on track to complete village wide pruning by the end of week Aug. 19 (section 9).

**Shrub Removals:**

With the warm weather and grass not needed to be cut as often, the grounds dept. has been able to focus on the shrub removal list and completed 120 removal requests.

**Fall Lawn Seeding:**

Maintenance Dept. currently accepting work orders for reseeding. A tentative start to begin the program August 22. Mark distributed north and south property maps with each district identified. If there are areas within your district that are in need of reseeding, please annotate with a highlighter and either email to Mark or drop off to Maintenance. This is only a trial and on a volunteer basis. If you do not wish to participate and would rather allow Maintenance or resident work order submissions that is completely fine.

**Roof Replacement Program:**

There are currently (6) high priority roofs in critical need of replacement – 157B, 374A, 296A, 296B, 107B and 284A.

**Street Maintenance:**

(16) walkways currently being replaced. They are “priority 1” walks most severely deteriorated, highest loss exposure) - 201A South Trail, 127B Cayuga, 198A Bayfield, 784A North Trail, 594A Sioux, 42B Buckskin, 102A South Trail, 633B Old Knife, 138A Bison 787A Nyack, 614B Cherokee, 157A South Trail, 595A Sioux, 616B Cherokee, 764A Nyack and 788A Nyack. Also, a new walkway for the Pickleball entrance gate has been installed.

**Road Replacement Project:**

Currently waiting for prospective contractors to submit bids. The deadline for bids is August 23. Bids will then be reviewed and put through a “leveling” process administered by Falcon Engineering. The following week there will be a pre-project meeting/walk through with OV Mgmt., Falcon Engineering and potential contractors. More details in the coming weeks.

**2022 Pool Closures:**

North pool to close September 6. The large lap and heated pool on the South side will remain open until all chemicals are depleted and/or unfavorable weather approaches.

**UI Utility Upgrades Update:**

UI finally informed Mark of the change over to the new underground power infrastructure for the South side. Power shutdown will be August 30 (rain date August 31) from 9:00 a.m. to 1:00 p.m. UI has sent a power outage notification letter to South side residents. OV will be sending out email blasts prior to the outage date.

**Dryer Vent Cleaning:**

Pro-Check has agreed on a special rate of \$140.00 per cleaning for OV residents. Their standard cost is \$190.00. Mark asked that Maintenance reps notify residents within their district of this on-going program. This year residents may contact Pro-Check directly and schedule the cleaning and make payments directly to Pro-Check. Mark will also put an article in The Villager and send emails. He is also trying to get pricing on chimney cleaning. He did not think it was a good idea for Pro-Check to get involved with our sewer wellness. Pro-Check contact information:  
Dave Brown, Pro-Check, (203) 571-7376, davenbrown@pro-chek.com

**JACKIE FREEMAN’S COMMENTS:**

**UI Infrastructure Upgrades:**

Jackie said residents have received outage letters from UI. If residents should need to use their car during the outage should remove it from the garage prior to the outage as the doors are heavy to manually open.

**Glass /Slider Informative Article:**

Jackie thanked Mark for putting together a draft of the OV Glass Replacement History. Mark asked the committee to read his write-up for comments and editing. Arline Walton offered to work with Mark on the editing. Jackie asked the Committee to read the article, think it through and then decide. The final draft will be ready for the September Maintenance Meeting. The article with proposed changes will then be sent out to all residents in the near future.

**NEW BUSINESS:**

**Locking Thermostat Covers for Clubhouses:**

Mark said this comes under the House Committee. He is meeting with them in a week and will mention to them. The House Committee has turned this down in the past. Dina Glantz asked about a new thermostat in the Ping Pong Room. Mark will look into.

**Maintenance Committee To Tour (meet and greet) Maintenance Dept.:**

A meet and greet with the Maintenance Dept. and Maintenance Committee. Looking at early fall. Possibly the Friday before the Oct. Maintenance Meeting. Jackie asked for volunteers to help set up the lunch. Arline Walton volunteered. Mark and Jackie will confirm the date.

**Maintenance Employee Roster:**

Mark will have an updated employee roster for the September meeting.

**OLD BUSINESS:**

**Neglected foundation mulch beds:**

This is very concerning. As Maintenance finds over mulched units, they notify the resident. Notify Mark if you see any.

**DISTRICT COMMENTS:**

District 1 – no comments.

District 2 – if glass replacement taken out of the budget as a line item, it would be a burden on the residents.

District 3 – residents asked Mark to ride around the village to see what is going on. Mark said he is in the village all the time and sometimes drives around on the weekend. Pink ribbons for pruning program still on bushes where areas have been completed. Mark will send an eblast.

District 4 – Jackie does not think reseeding is the way to go if residents do not water these reseeding areas. Putting mulch would be less expensive.

District 5 – no comments.

District 6 – will District 6 be included in the UI power outage as they were already updated when the box was hit by a vehicle. Mark said he will contact UI but right now do not notify the residents otherwise unless we hear differently from him.

District 7 – no comments.

Page 4

**DISTRICT COMMENTS (cont.):**

District 8 – recommend the Maintenance Meeting last no longer than an hour.

District 9 – (27) respondents to a survey on glass replacement say responsibility should remain with the Association. There were no responses in support of changing responsibility.

District 10 – no comments.

District 11 – when will the road replacement begin – Mark said October timeframe. Car break in's this weekend. Mark said (1) car stolen (recovered in Shelton) and (3) ransacked. All cars were unlocked. Communicate to residents to always lock their car doors.

The meeting adjourned at 5:05 p.m. The next meeting is scheduled for **MONDAY, SEPTEMBER 12, 2022 NCB Board Room at 4:00 p.m.**

Respectfully submitted,

Carole Fitzgerald  
Secretary

## RACQUET SPORTS FACILITY REPORT FOR AUGUST 2022

Thanks to Mark Rhatigan and OVCA for the installation of the walk way to the pickleball courts.

The RSF didn't meet this month.

Nancy Blagys  
Chair, RSF



The Country Club is changing its name to Blackhawk Country Club beginning January 2023. It is currently running a membership drive that will benefit current and new members alike. If a current member recruits a new member, both will receive 20% of their 2023 annual dues., In addition, the new member will enjoy the rest of 2022 free if they join with a \$1500 deposit towards their 2023 annual dues and pay the remaining balance in six monthly installments, January-June 2023. This promotion will run through 12/23/2022 or until membership is at capacity. If you have been on the fence about joining the club, this is an amazing deal. You can contact Alex Bardani in the pro shop for more information.

Work continues on the golf course. The bunkers and tree work are scheduled to be completed by September. Aeration is being done now so that by September the holes will be healed and the course should be in very good shape. It seems that the only part of the course that is being watered is the greens so most of the course is looking very brown. When we get some rain this will come back, just like our lawns will.

The restaurant is doing well. I continue to hear positive comments about the food and Justin is looking into ways to reduce the noise in the dining room.

If anyone has questions, I am happy to reply to emails sent to [mschreck@optonline.net](mailto:mschreck@optonline.net).

Thanks,

Mim

OVCA Treasurer's Report for the Month Ending July 31, 2022

Income

- 1) Common charges billed were \$450,776
- 2) Other income was \$1,205
- 3) Communications advertising income was \$3,539

Including the modest prior year surplus, total income was \$459,136 which was \$1,329 over budget due to favorable advertising revenue.

Expenses

Total July expenses were \$364,536 leaving a \$94,600 surplus that is \$19,306 over budget. The two primary factors behind the \$17,977 lower than budget expense level were reduced payroll and related payroll expense \$6,984 and lower building repairs \$7,289.

Reserves As of July 31, total monies set aside are \$1,037,707 and are held in a checking account and two money market accounts.

Delinquencies As of July 31, there were 6 units with common charge balances over 60 days past due totaling \$46,621. Of this total, one unit representing almost 40% of this balance has recently been sold and thus payment should be coming soon.

Kenneth Colman

Treasurer

8/16/22