

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
South Clubhouse, 10 Midwood Trail, Stratford, CT 06614
July 19, 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	James Rapaport
Treasurer	Kenneth Colman
Secretary	Myrna Albino (Attended remotely by phone)

District Representatives:

District 1	Catherine Violette	District 7	Patrick Hurley
District 2	Catherine Hogan	District 8	Sharon Bearse
District 3	Mike Hill	District 9	Jim Thompson
District 4	Bob Krakovich	District 10	Regina Archazki (alt)
District 5	Debbie Grosso	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 June 21, 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 James Rapaport

The following reports were submitted in advance for the Board' s review and are attached to these minutes:

Architecture	Jim Manzolli
Maintenance	Jackie Freeman
Pools	Bob Krakovich
Racquet Sports	Nancy Blagys
House Committee	Cheryl Dwyer
SAC	Mary Ann Weaver

A report was presented by Executive Director Fred Rodriguez
A report was presented by Oronoque Country Club Liaison Mim Schreck

Unfinished Business:

The Bylaws Committee will defer discussion on changes to the bylaws until after the new OVCA administration is elected.

A motion was made by Tom Fuchs and seconded by Debbie Grosso to distribute the following proposed rules revisions to the residents for feedback prior to Board vote at the August meeting.

- Prohibition of charcoal grills
- Prohibition of open flame heaters
- Revision to Racquet Sports rules to allow 3 guests to play on the courts during non-club time with a resident present

The motion was passed unanimously.

A motion was made by Arnold Gans, and seconded by Patrick Hurley, to accept the following proposed Architectural Guidelines changes.

- Signage on the buildings. The Architectural Committee discussed the previous sign size of 5x 18 inches being too long and agreed to reduce the sign measurement to 5x12 inches.
- OVCA Window Standard. (STD-NW). The Architectural Committee updated the figure defining the window installation and made several minor wording changes.

The motion was passed unanimously.

New Business

A motion to implement a \$175 fee for loss-prevention inspections following every new unit sale was made by Catherine Hogan and seconded by Patrick Hurley. The motion did not pass. (Nay votes: Districts 1, 3, 4, 5, 7, 8, 9, 10, 11.)

A motion to implement a \$75 fee for loss-prevention inspections following every new sale was made by Catherine Hogan and seconded by Patrick Hurley. The motion was approved unanimously.

Catherine Hogan made a motion to reallocate responsibility for the expenses (including payroll) related to maintenance of the outdoor recreational facilities from OVCA to OVTD. Title to the recreational facilities would remain with OVCA. The motion, seconded by Debbie Grosso, passed with one nay vote (D9).

Closing Forum

Nan Schwartz (157B South Trail) asked who monitors the bylaws. She specifically asked if a person can be on the OVCA Board if he/she lives off-site more than 3 months of the year. Fred Rodriguez stated that the occupancy obligation in the bylaws is no longer valid across the country and that the bylaws language is archaic, unenforceable and breeds arguments. Myrna Mills Albino requested that the opinion of counsel be provided in writing. She asserted that until we receive written guidance from legal counsel that we are not in compliance with a state statute or that a bylaw is in some way unenforceable, we are required to follow the bylaws, as written. Tom Fuchs asked whether the community would be better served by someone who lives here year-round. Jim Rapaport noted that he

conferred with legal counsel at Cohen & Wolf, who disagrees with this theory and that, with technologies such as Zoom, attending a meeting is possible from anywhere.

Bob Grosso (211A Agawam Drive) stated that he has not seen any formal documents provided by Cohen & Wolf that support the appointment of a board member who lives off-site more than three months of the year.

Betty Mulholland (273B Running Brook Lane) asked about rules pertaining to dogs in the community. Fred stated that if there is formal complaint made about a dog/dog owner, the Compliance Committee will follow up on the complaint. If no complaint is made, no action can be taken.

The meeting was adjourned at 8:15 p.m.

Dated: 8/10/2022

Marjorie Albino
Secretary

Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
June 14, 2022

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

A. Meeting opened at 9:30

B. Applications

Date	App No.	Unit No.	Name	Request	Member
5/14/22	43-22	653A	M. Sembiante	Blue stone patio	JM
5/18/22	44-22	93A	N. Pedron	Replace slider door	MR
5/18/22	45-22	752A	D. Kanner	Interior remodel	MR
5/19/22	46-22	787A	B. Goukhborg	New awning	JG
5.20.22	47-22	734B	S. Weaver	A/C Condenser replace	AG
5/31/22	48-22	82B	M.Scureck	Replacement window	AG
5/31/22	49-22	494A	D.Carbone	New Awning	EHP
5/31/22	50-22	731B	R. Graze	Enclosed existing deck	JM
5/23/22	51-22	518B	T. Mukherji	Replace A/C condenser unit	AG
6/1/22	53-22	45B	P. Leonard	Replacement windows	JM
6/1/22	54-22	223B	E. Fedorva	Exterior sump vent	MR
6/2/22	55-22	404B	S. Taccone	Kitchen vent	MR
6/6/22	56-22	145A	M. Pires	Interior upper and lower remodel	MR
6/7/22	57-22	98A	S. Fians	Interior remodel add exterior water faucet.	JG
6/9/22	58-22	615A	L. Martyn	Replace sliding door	EHP
6/9/22	59-22	482A	D. Ferzola	Replace A/C condenser unit	MR
6/13/22	23-22 Amended	41B	C. Lawrence III	Relocate existing approved window.	MR

C. New Business

Reviewed and approved a request to allow exterior steps in lieu of built into the deck to an approved deck. (Application 81-21)

Reviewed and denied a request to approve a lower level sheet rock ceiling to an approved remodeling application (37-22).

D. Old Business

None

Meeting adjourned 11:30 AM

Next committee meeting will be July12, 2022.

Submitted,
Jim Manzolli
Chairman

Distribution by e-mail:

AC Members, F. Rodriguez, M. Rhatigan, Linda Avers, Jim Rappaport

**Minutes of OVCA Racquet Sports Facility Meeting
July 6, 2022, NCB Board Room - 4:30 PM**

Present: Nancy Blagys, Chair; Regina Archazki, Bill Tanski, Peter Feick, Carolyn Charnin.

Also Present: Fred Rodriguez, Executive Director and Jim Rapaport, OVCA President.

Also Present:

Pickleball Subcommittee: Regina Archazki, Bill Tanski, Joanne Sutphen, Ron Ceicko, Gery Cuccaro.

Tennis Subcommittee: Betty Mulholland, Eileen Cain, Carolyn Charnin, Terry Foster, Bob Grosso.

The meeting was called to order at 4:30 p.m. Nancy welcomed guests, reminding the subcommittee representatives that they were present as observers only.

Minutes of the June 2, 2022 meeting were previously approved. Fred will check that Peter's previously submitted *OVTC addendum* is attached online. As of July 6, it had not yet been uploaded.

Old Business:

Regarding the minutes, a motion was made, seconded and approved to rotate the responsibility of taking the minutes. Tennis is responsible for the minutes of July and August.

Pickleball Courts: Nancy announced that the courts will be power washed soon, perhaps by Friday, July 8.

Tennis Courts: Peter thanked Mark Rhatigan, Maintenance Director for removing a long-standing mold issue. Vendor Risolo provided the mold-abatement service.

Sidewalk to Pickleball Courts: Burns Construction to begin this \$2500.00 project next week. PB players will need to use the tennis entrance during construction. Nancy will advise of exact start date when she hears from Burns.

Pickleball Bleacher Area: Finances already approved. Pickleball will include this item with their detailed request for court expansion, including number of courts requested, fences to be installed, and adding a bleacher area.

Pickleball's Request for Expansion:

- Discussed was turning court Tennis Court 4 into a pickleball court allowing PB to have 6 courts which would solve the spacing issue on 5B and 5C.
- An unofficial estimate of converting Tennis court # 4 into 3 PB courts is \$60,000.00+.
- Two of the existing PB courts must be changed as they don't have enough space between them and the fence around them to be safe for play.
- PB's expansion request does not include sound mitigation at this time and cost estimate is unknown.

Pickleball Concerns Relating to Tennis Suggestions for Increased PB Play:

- Playing in the cooler morning hours (beginning 8:00 a.m.) as tennis does. Regina stated that PB would not schedule RR Play on a daily basis at 8:00 am as a courtesy to the tennis players. The club would play on extremely hot days at an early time.
- Playing in the SCB ballroom area using kits designed to modify indoor spaces for PB. Regina stated that she did not want someone flying through the plate glass window.
- Making Tennis court #4 a dual-use court, and experimenting with using existing surface. Regina stated that this would only add to the cost of conversion.
- Research shows that some PB clubs play on AstroTurf. PB stated that it is a disadvantage for someone to learn the sport on a different surface along with a different ball. The players mainly in Florida are using a different court surface. Not very popular elsewhere.

Tennis Concerns:

- The Town of Stratford's residential area is 45-55 dBa. Peter remarked that frequent pickleball sounds are typically about 70 dBa at about 100 feet away from the strike of the ball.
- If Tennis Court # 4 is converted to Pickleball courts without sound mitigation, the 100-foot marker from the sound of the strike of the PB will fall between tennis courts # 2 and #1.
- In effect, in a court # 4 conversion to PB, without sound mitigation, Tennis would not only be losing court #4, but would also find courts #3, 2, and #1 significantly impacted and compromised by the 100-foot proximity to PB sound
- There will be no place to hide without sound mitigation.
- Has PB considered playing with paddles or balls that are sound reducing?
- Peter noted that the most cost-effective sound barrier choice is Acoustifence, which is sound reflecting and not sound absorbing like the more expensive eNoise Control.
- Research shows a potential legal exposure from condominium owners in close proximity to PB courts if their property values drop because PB sound is not mitigated. PB noted that lawn mowing begins at 7:00.
- Fred observed that it might be wise to conduct a Survey using Survey Monkey to determine attitudes and to get buy-in from the Village.
- Fred will look into estimates for court conversions and sound mitigation.

Current Club Memberships and Active Players Report:

- PB has 116, soon to be 118 players. Only 20 are Social Members, the rest are active players.
- Regina explained that, PB has to separate play on Saturday and Sunday morning due to lack of court space and PB numbers are low at 11:00 because no one wants to play that late.
- Question asked: Is PB counting as OV players the 10 advanced players that play in Milford? Answer was yes and they also play at OV.
- Regina will email RSF the PB membership list with social members listed separately from active players.
- Tennis has 94 members. 50 are active players. 44 are social members.
- Tennis has 7 teams of 4 that play MWF or Tue/Thursday. The most popular times are 8-9:30 a.m. Monday/Wednesday/Friday, followed by Tuesday/Thursday.
- Regina asked if one less tennis court would negatively impact the number of tennis players wanting court time. Peter replied, No.
- Peter will email RSF the Tennis membership with social members separate from active players.

Data for Court Usage to Be Collection by Both Clubs:

- Bill mentioned that June is the most representative month of PB play. Because PB plays in the afternoon (soft play/beginners in the AM) the heat of July and August impact our play. PB and tennis recorded play for June and again wanted to share the data but PB was rejected although the tennis numbers made it to the minutes. We stated that we have numbers for June from both clubs that should have been used.
- Nancy suggested that data on court usage be collected by both clubs from Monday, July 11 through Sunday, August 7, 2022. No motion was advanced and no vote taken.
- Both clubs will submit by Friday, August 12, 2022 data including Players' Names, Date/Time of Play, and identification of Residents vs. Guest.
- PB will be collecting data for prime time / RR play only.

Information Flow

- Nancy reiterated that the flow of information from the subcommittees goes to their respective boards and then to RSF board.
- RSF then reviews information submitted and determines how/when to send information on to Fred and Jim. Information packets are preferred to single article submissions.
- Both Tennis and PB clubs are requested to observe this flow of information.

Meeting adjourned at 5:40 p.m.

Next meeting: Wednesday, August 24, 2022 at 4:30 p.m. (previously scheduled for August 23).

Respectfully submitted,

Carolyn Charnin

Minutes, House Committee Meeting 7/7/22

Meeting was called to order at 10 AM by chair Cheryl Dwyer
Members present: Irene Keating, Barbara Stewart, Maria Szalontay,
Barbara Minoff, Marie Orlowe. Fred Rodriguez, Executive Director.

1. **Room Reservation Procedure:** HC recommends approval by OVCA board to go back to using paper activity request forms for reservations. This is because there are many problems using the forms electronically. The online reservation site is closed. Cheryl will place an article in the August 1 and 15 Villagers to explain the procedure and time lines for scheduling activities for 2023. Fred R will review the procedure with the office staff. The yearly up to date calendar will still be available on FrontSteps but for viewing only.
2. **Activity Request Forms:** HC reviewed these forms and made several revisions. The revised form was given to the front office to prepare for use .
3. **FOB security system -** Fred Rodriguez explained the overall procedure for implementing this new system: First the Security Company will present informational meetings for the OV community, followed by registration of all residents and finally active Implementation of the system. HC will be involved in the implementation process for the two club houses.
4. **Microphones:** The Arts Guild used the headphones at a performance of a Square One play reading. The actors had difficulty keeping the headsets in place at times. They suggested using medical tape to secure them. The sound quality was excellent. Fred R to purchase the medical tape for future use.
Fred R Has approved the purchase of four hand held microphones which will be interchangeable between the north and south clubhouse audio systems.
5. **Mats in the bathrooms during pools season -** Fred to notify maintenance to place mats in the NCB bathrooms.
6. **Sauna -** Fred to notify the community that the saunas are open for use.
7. **Stains on furniture, SCB -**HC requests that stains on furniture be addressed by maintenance.

Meeting Adjourned at 11:30

Respectfully Submitted
Barbara Stewart, Secretary

By-Laws Committee Report – June 28, 2022

The By-Law Committee met on June 28, 2022, in the NCB Boardroom at 1:30 PM.

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

Organizational matters

- The By-Laws Committee will meet on the 4th Tuesday of every month at 4:00 PM.
- The Committee will accept Declarations and By-Laws revision suggestions from association members 7 days prior to the next scheduled meeting. Revision suggestions can be sent via email to Elaine Pivrotto and should include revised wording to the existing by-law.

Declaration and By-Laws Revisions

- The Declaration and By-Laws revisions previously submitted to the OVCA Board of Directors and referred back to the committee by the OVCA Board on May 17, 2022 were discussed. The items were tabled for further review with the Executive Director.
- A By-Laws revision suggestion regarding the Compliance Committee submitted on May 30, 2022 was discussed and tabled for further review.
- Additional By-Laws revision suggestions submitted to the committee by association members through June 27, 2022 were tabled due to time constraints. These revision suggestions included: staggered terms for District Representatives, OVCA President responsibilities, HR Committee make-up and responsibilities, term limits for District Officers, compensation of OVCA Board and Committee members, executive session procedures for OCVA Board meetings, and a mechanism to address By-Laws violations.

The next By-Laws Committee meeting will be on Tuesday, July 26th at 4:00 PM in the NCB Boardroom.

Elaine Pivrotto
By-Laws Committee Chair

**MINUTES FOR 7/11/22 MAINTENANCE MEETING
NORTH BOARD ROOM – 4:00 P.M.**

ATTENDANCE: All districts represented along with Mark Rhatigan, Maintenance Director and Fred Rodriguez, Executive Director. OVRTD liaison, Dennis Caffrey, not present.

Minutes from the 6/13/22 meeting accepted as written.
Please see Mark's attached complete written report and agenda.

District 2 Maintenance Rep, Al Comen, suggested a change be made to the 5/9/22 minutes as follows:
Page 2 – Maintenance By-Laws (last sentence) "Linda Arvers" name be replaced with "Administrative Assistant".

MARK RHATIGAN'S COMMENTS:

Prp-Check Home Inspection Services:

Mark introduced representatives from Pro-Check who gave an introduction and presentation for dryer vent and chimney cleaning. Mark will update the Maintenance Committee with the logistics for a dryer vent cleaning program for early Fall.

22-23 PM Program:

(75) units scheduled this fiscal year in Districts 4, 5 and 6. The program currently on hold until lumber is received. Delivery expected early to mid-August.

2nd Coat Paint Cycle:

A second coat paint cycle introduced this year in an effort to prolong paint life and enhance OV curb appeal. (26) units in District 7 will receive a second coat. These were originally done in the FY 2014-15 PM program. Work will begin the week of July 13.

22-23 Deck & Entry Paint Program:

(204) units to receive deck and front entry painting this FY. Work will begin with (100) units on the North side this summer/fall and remainder on the South will be completed in Spring of 2023.

Grass Cut:

Grass is starting to dry out and turn brown due to the current drought. Therefore, the grounds crew will do other various projects such as mulch beds, removals, general grounds work orders, etc. The weed whacking done by Lemos Landscaping will be done every other week while these weather conditions continue.

Mulch:

Common area mulch beds are all completed. To date (307) mulch deliveries. Last day for mulch delivery will be Fri., July 29.

OVMC Safety Training:

Assured Partners Insurance will be conducting safety training for the Maintenance staff during the month. Focus on tool/equipment handling, PPE and working in hot and cold weather conditions.

2022 Pruning Cycle:

The pruning cycle is currently on schedule. Section 4 should be completed this week.

Mosquitoes:

Due to current drought and weather conditions, Mosquito Dunks (larvicide) are being placed in storm water drains and any additional areas with standing water. This is to control mosquito and black fly larvae. They are safe to use around people, pets, birds, wildlife and fish.

21-22 Completed Work Orders:

A total of 1000-1500 work orders completed for the period 7/1/21 - 6/30/22. This does not include PM and miscellaneous work orders.

Mark reported an average of 100 to 200 glass panes installed per year since 2017 to 2022 (National Glass and in-house combined). Mark stated there is a 40% increase in glass panes. This is not included in the budget. Maintenance still running a year behind on work order replacements for glass panes. Residents can still do their own and be reimbursed the cost National Glass would charge when their work order comes up.

FRED RODRIGUEZ COMMENTS:

Fred spoke about the new Access Control plans. A key fob and card will be provided for residents to access clubhouses, pools, etc. There will also be a phone app available. Presentations will be forthcoming for all residents. The cost of this Access Control system is \$29,000 and is in the budget.

JACKIE FREEMAN COMMENTS:

Maintenance Meeting Procedures:

Jackie Freeman reminded the reps of behavior expected at the meetings. She will not accept anyone being rude or disrespectful. If someone wants to speak, they will raise their hand and she will recognize them. Alternate reps can attend the meetings but if their rep is present, she said they will not be able to speak or ask questions. If the Alternate is taking the Reps place, they can speak and ask questions. She believes it has always been that way but she will check the By-Laws.

OLD BUSINESS: None.

NEW BUSINESS:

Glass and Slider Replacement - Jackie distributed the By-Laws supplied by Dina Glantz which address the glass/slider replacement. Dina suggested eliminating reference to glass replacement/sliders from the By-Laws. Fred said this would need to go to the By-Law Committee, OVCA and then a vote by residents. There should be a consensus of our committee before moving forward. Further yet to be answered questions: 1 Will work orders already submitted be grandfathered. 2) Input from districts. 3) How many units have original windows. This information is in multiple forms over the years and not easy to gather. Maintenance can gather this data but would take 2-3 months with extra staff help. Residents can still have National Glass do glass replacements and be reimbursed. Last year (6) residents took advantage. National Glass' wait time is about a month and a half.

Glass and Slider Replacement (cont.) - The Maintenance Committee should take the pulse of residents in their districts. The information provided to residents should all be the same. Renee Zinn made a motion for Fred and Mark to write up the history on why free glass replacement began for the original glass in windows, sliders and slider side panes. This will be presented to residents so they understand the background and get their feedback. Merrilees Leemhuis seconded the motion. The motion passed unanimously.

DISTRICT COMMENTS:

District 1 – nothing to report.

District 2 – resident waiting 2 years to replace a rotten sill/slider. Mark said that could be true if not leaking as they do 13-15 sliders/year.

District 3 – Grass cuts – due to drought not letting grass get over 4” - will spot cut. Mosquitos along brook – notify Mark. Garbage not being picked up – Oak Ridge new crew again. North & South clubhouse not being cleaned - spill on floor in ping pong room for quite a while. Mark to look into.

District 4 – South heated pool – weeds in plantings around building. If grills (charcoal) outlawed , how dispose of. Heard from UI – Mark said he has and the changeover on the South side will be last week in July from 9 a.m. to 1 p.m. A robo call and eblast will be sent out.

District 5 – tree taken out can it be replaced – have resident put in work order.

District 6 – North Community building – hallways set at 64 degrees – wasting money – Mark to check. Requested to have another color ribbon for those who have an amber reflector so they can have a couple of their shrubs pruned. Mark said it would be too complicated. Some residents confused about discontinued paint colors.

District 7 – new resident trees taken down – well done. Mark said will replace with (2) decent size.

District 8 – time limit on Maintenance Meeting – will discuss at next meeting.

District 9 – Lemos doing a fabulous job. However after mowing, clippings in walkways.

District 10 – Wasp hive – Lemos worker removed it. Mark said residents should not go near them. Notify Maintenance.

District 11 – During May/June grass growing fast, Mark has his ground crew starting at 6:30 a.m. but still working until 4 p.m.

The meeting adjourned at 5:50 p.m. The next meeting is scheduled for **MONDAY, AUGUST 8, 2022 NCB Board Room at 4:00 p.m.**

Respectfully submitted,

Carole Fitzgerald
Secretary

**Minutes of OVCA Racquet Sports Facility Meeting
July 6, 2022, NCB Board Room - 4:30 PM**

Present: Nancy Blagys, Chair; Regina Archazki, Bill Tanski, Peter Feick, Carolyn Charnin.

Also Present: Fred Rodriguez, Executive Director and Jim Rapaport, OVCA President.

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Pickleball Subcommittee: Regina Archazki, Bill Tanski, Joanne Sutphen, Ron Ceicko, Gery Cuccaro.

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Next meeting: Wednesday, August 24, 2022 at 4:30 p.m. (previously scheduled for August 23).

Respectfully submitted,

Carolyn Charnin

Monthly Report SAC for July 19, 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: Our next SAC's 5 O'clock Somewhere is Friday, August 5th

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.

SAC Patriotic Event:

Saturday, July 9th was SAC's Patriotic Day Event with a Celebration to our Veterans here at Oronoque. This event was very well attended with 82 Veteran's and Residents. We had Patriotic music with one vocalist Steve from the Over Easy band along with his sister Teri. They were excellent in getting everyone into the Patriotic mood by singing along with them. The food from David Grant was delicious and the enjoyment of just celebrating all our Oronoque Veterans was more than words can say. Each Veteran got up and introduced themselves and what branch of service they were in. We even had Jerry Siccardi who is 102 who attended. I look forward to SAC having this event again next year to once again honor our Oronoque Veterans.

Saturday, August 20th will be SAC's "**HOT SUMMER NIGHT AT ORONOQUE**" This event will be held at the SCB – We have our Caters & D.J. all ready to go for this anticipated & well attended event. For more details and to sign up before it gets **SOLD OUT**; look at our Flyer that is in The Villager that came out this past Friday, July 15th. **SAC looks forward to you joining us and your support.**

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 2nd Friday of the month at 7PM in the NCB & on the 3rd 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.

Bus Trips:

Sonya DeBiase has started up our SAC Bus Trips. Sonya has a day trip coming up on Thursday, September 15th to The Griswold Inn for lunch which also includes a 90-minute cruise down the Connecticut River Valley on the RiverQuest. Checks have already started coming in for this trip. Please get your money in as soon as possible. Look for details in the Villager that went out just Friday, July 15th....

George Zamarly is also looking into working with the Men's Club to start trips 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

OVCA Treasurer's Report for the Fiscal Year Ending June 30, 2022

Income

- 1) Common charges billed through June were \$5,008,383
- 2) Other income through June was \$20,232
- 3) Interest income year to date was \$6,640

Including the budgeted surplus, total year-to-date income was \$5,134,600 which was \$10,853 over budget largely due to an unbudgeted price increase on our Oronoque resale literature.

Expenses

Total year-to-date expenses were \$5,059,051 leaving a \$75,549 surplus that is attributable to lower wages and related benefits of \$72,490, the virtual absence of budgeted COVID prevention expense of \$54,287 and lower spending on roof repairs \$24,499 offset by higher program maintenance spending of \$45,204 and an additional \$60,000 charge to the insurance reserve to cover pending claims on two units.

Reserves As of June 30, total monies set aside are \$1,012,889 and are held in a checking account and two money market accounts.

Delinquencies As of June 30, there were 8 units with common charge balances over 60 days past due totaling \$47,737. Of this total, \$1,961 was received in July and the remainder is in the able hands of our attorneys.

Kenneth Colman

Treasurer

7/19/22

