

8/19/22

ADDENDUM VIII
TO
MODUS OPERANDI
ORONOQUE VILLAGE TAX DISTRICT &
ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE AUGUST 4, 2022

I. PURPOSE AND BACKGROUND

Oronoque Village Condominium Association, Inc. ("OVCA") is a Connecticut non-stock corporation created under the laws of the State of Connecticut, comprised of all unit owners within the condominium community known as Oronoque Village. The Oronoque Village Tax District ("OVTD") was established on October 29, 1979, by voters of the district pursuant to the provisions of Sections 7-324 et seq., of the Connecticut General Statutes, to maintain the roads and recreational facilities and to provide security and refuse disposal services within Oronoque Village. To this end, OVCA and OVTD entered into a License Agreement ("License Agreement") dated December 12, 1979, in which OVCA granted to OVTD a non-exclusive license to provide security, light streets, plant and care for shade and ornamental trees, construct and maintain roadways, sidewalks, crosswalks, drains, and sewers, maintain recreational facilities and provide flood and erosion control facilities. These services are provided by OVTD using OVCA employees, pursuant to a Maintenance Agreement also dated December 12, 1979 ("Maintenance Agreement"). The License Agreement and the Maintenance Agreement shall hereinafter be collectively referred to as the "Original Agreements". The Original Agreements and the working operational relationship between OCVA and OVTD were thereafter implemented pursuant to an Agreement described as a Modus Operandi, dated July 22, 1980, as modified by Addendum I, dated September 30,

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1982; by an Agreement dated December 30, 1989 and Addendum II to Modus Operandi, also dated December 30, 1989; by an Addendum to Modus Operandi dated June 9, 1999; and by a First Master Amendment to Operational Agreements, dated as of July 1, 2007, by Addendum V to Modus Operandi, by Addendum VI to Modus Operandi dated January 4, 2015, and by Addendum VII to Modus Operandi dated June 21, 2019 (collectively, the "Operational Agreements").

OVCA and OVTD now desire to further amend the Operational Agreements to modify the contractual services allocated to each of OVCA and OVTD as set forth in this Addendum VIII to Modus Operandi:

II. AMENDMENT:

OVCA and OVTD hereby agree that the Contractual Services set forth on Exhibit A attached hereto (the "Allocation Exhibit") shall be allocated between OVCA and OVTD as set forth on the Allocation Exhibit.

Except as otherwise expressly set forth herein, the Operational Agreements, as modified hereby, remain in full force and effect and may be amended, modified or superseded only in a written agreement signed by both OVCA and OVTD. The Original Agreements shall remain in full force and effect.

ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION, INC.

By: James L. Rapaport
James L. Rapaport, Its President

ORONOQUE VILLAGE TAX DISTRICT

By: Linda Libertino
Linda Libertino, Its President

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EXHIBIT A

**EXHIBIT A TO ADDENDUM VIII TO MODUS OPERANDI
CONTRACTUAL SERVICES ALLOCATION**

| <u>ACCOUNT</u> | <u>OVCA</u> | <u>OVTD</u> |
|----------------------------|-------------|-------------|
| Payroll | 58% | 42% |
| Payroll Taxes | 58% | 42% |
| Health Care Insurance | 58% | 42% |
| Workers' Compensation | 58% | 42% |
| Retirement Fund | 60% | 40% |
| Insurance | 87% | 13% |
| Telephone | 45% | 55% |
| Office Supplies | 50% | 50% |
| Grounds | 87% | 13% |
| Misc./Contracts | 50% | 50% |
| Communications / Website | 50% | 50% |
| AvidXchange | 50% | 50% |
| Shade and Ornamental Trees | 0% | 100% |
| Pest Control | 0% | 100% |