

**Oronoque Village Condominium Association Board of Directors Meeting**  
**Tuesday, January 19, 2016, 7:00 p.m.**  
**600 North Trail, Stratford, Connecticut**

The meeting was called to order by Oronoque Village Condominium Association ("OVCA") President Bob Grosso at 7:00 p.m.

**Open Forum**

Linda Libertino (481A Commanche Lane) spoke about residents and districts supporting Oronoque Country Club. Mark Sills (551B North Trail) spoke about the cable contract and had a question about possible conflict of interest. Susan Pfannkuch (497B Iroquois Lane) had questions about service dogs and one-way traffic signs in the NCB parking lot.

The Secretary, Karen Hahn, called the roll.

Present:

Officers:

President Bob Grosso  
Vice President Cheryl Dwyer  
Treasurer Bob Romatzick  
Secretary Karen Hahn

District Representatives:

District 1	Larry Hartley
District 2	Connie Shaw
District 3	Ken Block, alternate
District 4	Jackie Freeman
District 5	Tom Torpey
District 6	Jerry Brown
District 7	Absent
District 8	Judy Waldeyer
District 9	Dima Thompson
District 10	Dave Bingham
District 11	Barbara Minoff, alternate

Also present: John Staley, Executive Director

The minutes of Nov 17 were approved with corrections.

**President's Comments:** Bob Grosso announced the appointment of an ad hoc pool committee. Members are Cheryl Dwyer, Betty Mulholland, Jackie Freeman, Bob Drummond and Jamie Torregiani.

**Treasurer's Report:** Bob Romatzick provided the treasurer's report for the period ending Dec. 31, 2015. (see attachment)

**House Committee Report:** Cheryl Dwyer spoke on behalf of the House Committee. (see attachment)

**SAC Committee:** See attached report.

**Architectural Committee Report:** Larry Hartley represented the committee and made a motion to approve and add the standard of clear glass doors on the upper level entrance of the units. Discussion followed. The motion was approved unanimously.

**Communications Committee Report:** Committee Chairperson Cheryl Dwyer presented a report. (see attached). Cheryl made a motion that the reference of the North and South Community Buildings be changed to North and South Clubhouses. Discussion followed. The motion passed with 9 in favor, four opposed and one absence.

**Unfinished Business:** A motion to establish four scholarships at \$500 each for two students at Stratford High School and two students at Bunnell High School was made by Barbara Minoff. The vote was approved unanimously with one absence.

**New Business:** A motion was made by Cheryl Dwyer to increase the refundable deposit for private parties at the North and South Clubhouses from \$200 to \$500 to assist in covering potential damages to our newly renovated spaces. Discussion followed. The motion passed unanimously with one absence.

Bob spoke about plans to proceed with a website update and the estimated costs of \$13,000, which are in line with the budget forecast. Cheryl said the costs may be as high as \$17,000, which is part of the communications committee's existing budget.

A motion to approve spending up to \$17,000 of the \$23,000 communications reserve to be used for updates to the OVCA website was made by Karen Hahn. The motion was approved unanimously with one absence.

**Board Member Comments:** Judy Waldeyer and Jackie Freeman commented on a miscommunication with Oronoque Country Club that may have prevented District parties from taking place there. This miscommunication has now been resolved.

**Closing Forum:**

Mark Sills (551B North Trail) spoke about the approved expenditure on the website. Fred Orrell (624B Onandaga Lane) spoke in favor of partnering with Oronoque Country Club and asked about OVCA's indoor golf facility.

The meeting was adjourned at 8:30 p.m.

Karen V. Hahn  
Secretary, OVCA

**REPORTS:**

**OVCA Treasurer's Report for the Six Months  
Ending December 31, 2015**

**Income**

- (1) Common charges billed through December 31st were \$2,248,863.
- (2) Other income through December 31st is \$21,159.
- (3) Interest income through December 31st is \$1,492.
- (4) Total income is \$2,271,514. Other income consists of income from rental/resale packages, condo questionnaires, late fees, community building rental fees, sales of exercise keys and golf tournament income. Currently, other income also includes a fine and recognition of income from owners with overpaid balances on their accounts that have moved and can't be found for refunds.

**Expenses**

Total expenses of \$2,346,335 were more than budgeted expenses by \$1,808. This is timing only.

**Reserves** Total monies in reserves are \$500,488, which are held in a checking account and money market account with variable rates of interest as well as in two cds with interest of .20% and .30.

**Delinquencies** Under the OVCA collection policy, there were eighteen units with assessments 60 days or more past due for a total of \$18,035.

## **House Committee Report**

Cheryl Dwyer spoke about the renovation that is now occurring at NCB.

Bulletin boards are up in both buildings. They may be used to display outside community events and personal ads/requests. No retail or company ads will be allowed. Specific rules are near each board. The boards will be monitored regularly by members of the House Committee.

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Plans are under way to complete the grill area in the south and resident ID cards for pool access and entry into other facilities are being looked into.

## **SAC Report**

Barbara Minoff spoke about upcoming events that will be hosted by SAC. A subcommittee is looking into creating a welcoming package that will be presented to new residents in all districts. The next meeting will take place on Monday, March 7 at NCB at 7 p.m.

## **Communications Committee Report**

Committee Chairperson Cheryl Dwyer said that the OneCall Now program will be implemented soon. This system will allow automated telephone and text communication with residents.

Website Improvements: The Committee is in the process of improving OVCA's website. Emilio Ruiz, resident and graphic designer by trade, has designed significant changes to the "front end" of the website. The design will have a smoother flow and be more user-friendly. It is hoped the improved website will be up and running within the next two months.

Oronoque Village pamphlets and printed materials are in the process of being updated. This is part of the continued effort to advertise the village to prospective buyers.

Cheryl said a new resident telephone directory will be available during the first week of February. Pickup details will be published in the Feb. 1 edition of The Villager.

The Communications Committee will be meeting with local Realtors on Feb. 8. The purpose of this meeting is to discuss the various issues and options regarding the housing market at Oronoque Village.