

**Oronoque Village Condominium Association  
Special Board of Directors Meeting  
Tuesday, January 26, 2016, 6:00 p.m.  
600 North Trail, Stratford, Connecticut**

The meeting was called to order by Oronoque Village Condominium Association ("OVCA") President Bob Grosso at 6:00 p.m.

Open Forum      There were no speakers at the Open Forum.

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 (arrived several minutes after roll call)
District 2	Joan Capron, alternate
District 3	Herb Galvez
District 4	Jackie Freeman
District 5	Tom Torpey
District 6	Jerry Brown
District 7	Carole Plotnick, alternate
District 8	Judy Waldeyer
District 9	Dima Thompson
District 10	Dave Bingham
District 11	Barbara Minoff, alternate

Also present, Executive Manager John Staley

The minutes of Jan. 14, 2016, were approved with amendments as follow:

- (a) P. 2 Article III - Board of Directors, Section 2. The wording of the motion is amended to read "The OVCA Officers shall serve a maximum of two consecutive 2-year terms in their current elected position but this shall not affect their eligibility to run for a different office."
- (b) P. 3 Change Article "3" to Article III.
- (c) P. 4, Regarding Article IV – Standing Committees, Section 2(I), Human Resources Committee Jerry Brown requested a legal determination as to whether the board going

into executive session to vote on a manager's contract would have to vote on that contract without being able to see or read said contract.

The following are action items that were not passed motions.

Cheryl Dwyer moved to change the language in the Proposed Bylaws Article IV – Standing Committees. Section 2. Committees. (J) Recreational Facilities Committee to conform to the Board motion that this committee be split into three standing committees--House, Pool, and Racquet Sports Committees. Karen Hahn stated that this is not something that should be done quickly as it must be integrated and consistent with the rest of the Article IV. The President asked that Cheryl and Karen work together to develop appropriate definitions for the three individual committees to present to the Board at the March Board Meeting.

One motion was made but did not receive a second: Motion made by Jerry Brown related to changing Article VIII Section 9 to remove language “(...but not interior tracks, springs and other components, exterior handles and automatic garage door openers....)”

The following motions were made and passed or defeated as follow:

**Article II – Districts. Section 2. Officers.** A motion to include all District officers in the same term limits provisions as those of the Board of Directors was made by Dima Thompson and seconded by Joan Capron. The motion was defeated with three in favor and 11 opposed. (In favor, Districts 2 and 9 and Vice President)

**Article III - Board of Directors. Section 2. Officers. Terms.** This section will be changed to conform to new term limits on directors. The motion was made by Jackie Freeman and passed unanimously.

**Article IV- Standing Committees. Section 2. Committees. (A) Nominating Committee.** A motion was made by Cheryl Dwyer that the Ad Hoc Election/Voting Committee investigate all possible avenues of revising the nominating process as currently described in this section. The motion was seconded by Judy Waldeyer and was approved unanimously.

*Discussion:* Bob Grosso asked Dave Bingham to take this on as part of the review of the voting process. Several Board members suggested that the only responsibility of the Nominating Committee should have is establishing that a candidate is qualified to run.

**Article V - Unit Owners. Section 3. Notice of Meetings.** A motion by Cheryl Dwyer instructs the Bylaws Revisions Committee to pursue and include all legal means of providing Notices of Meetings to Unit Owners and include it in this section. The motion was seconded by Jackie Freeman and was approved unanimously.

**Article VII - Use and Enforcement. Section 9. Maintenance and Repair: Liability for Excess Common Expenses (A) 1. and 2.** A motion was made by Barbara Minoff that the words “sliding glass windows and frames” occurring in the phrase “(excluding frames and sliding glass windows and frames)” shall be stricken in both subsections 1 and 2. Upon second, the motion passed unanimously.

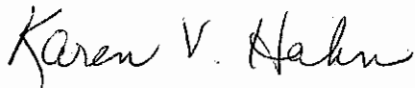
**Article VII - Use and Enforcement. Section 9. Maintenance and Repair: Liability for Excess Common Expenses. (E).** Jerry Brown made a motion that the sentence "In the event that the repair event is not covered by the insurance then restoration of the removed, relocated or damaged betterments and improvements installed in the unit shall be at the cost and responsibility of the unit owners" be removed, as well as the following paragraph of Section 9, beginning "By way of example...." The motion was seconded and passed with two opposed.

**Article XII, Miscellaneous. Section 1. Notices. (A).** Cheryl Dwyer made a motion that the Bylaws Revision Committee be instructed to pursue and include all legal means of providing Notices to unit owners and include all such means in this section. The motion was seconded by Dima Thompson and was approved unanimously.

Closing Forum: Sharon Levinson (608B Erie Lane) asked what the process will be for getting the vote by residents.

The meeting was adjourned at 8:17 p.m.

Respectfully submitted,



Karen V. Hahn  
Secretary, OVCA