

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
North Clubhouse, 600 North Trail, Stratford, CT 06614
May 16, 2023

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 7:10 pm.

Calling of the Roll

A quorum of Board of Directors was established.

There were present the following Board Members:

Officers:

President Bob Grosso
Vice President Richard Steinfeld
Treasurer Kenneth Colman
Secretary Myrna Mills Albino

District Representatives:

District 1	Catherine Violette	District 7	Joanne Sutphen
District 2	Catherine Hogan	District 8	Sherry Bearse
District 3	Dina Glantz	District 9	Nancy Blagys
District 4	Bob Krakovich	District 10	Regina Archazki
District 5	Sue Schettini (alt)	District 11	Tom Fuchs
District 6	Lee Schlafer		

Reading of the Minutes of Previous Meeting

The minutes of the April 18 meeting were approved 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 Bob Grosso

Executive Director Mark Rhatigan

- The OVCA Budget passed. There were 36 'no' votes.

OVCA Treasurer Kenneth Colman

Reports of Committees

The following reports were read:

Blackhawk CC Liaison	Bruce Blanchard
Architecture	Jim Manzolli

Bylaws	Myrna Mills Albino
Maintenance	Jackie Freeman
House	Barbara Stewart
Pool	Bob Krakovich
Communications	Mary von Ziegesar
Social Activities	Elaine Ficarra

New Business:

- A motion was made by Myrna Mills Albino and seconded by Dick Steinfeld to approve the temporary rules and hours of operation established by the House Committee and Executive Director for the Club Houses after implementing the access control system. These temporary rules will be revisited to validate their efficacy and review unit owner feedback no later than the October OVCA Board meeting. The motion carried unanimously.
- The Board agreed to send notice to unit owners for their feedback on the proposed changes to Communications Committee rules that would allow the use of robocalls and eblasts by District Representatives for their respective Districts. A vote to approve those rules changes will be on the June OVCA Board meeting agenda.

Closing Forum

- Len Nachbar, 775B Pootatuck Lane – Defibrillator training video
- Sharon Levinson, 608B Erie Lane – Kids pool rules for monitors; asked whether there was a plumber on staff (no); phone book fee.
- Cheryl Dwyer, 774B Pootatuck Lane – Safety concern about walker in the street
- Minna Barrett, 397A Ottawa Lane – Concern about mentioning people’s names when discussing issues
- Mary von Ziegesar, 596B Sioux Lane – Appreciates safety messaging
- Tappy Mukherji, 518B Iroquois Lane – Issue caused by paving trucks
- Jackie Freeman, 291A Agawam Lane – Pool monitor access question
- Loretta Sills, 551B North Trail – Damage caused by trucks paving cart path
- Ron Ciecko, 641B North Trail – Addressed private resident matter raised by another resident in Open Forum

A motion was made by Lee Schlafer, seconded by Ken Colman, to adjourn the meeting. The President declared the meeting adjourned at 8:55 pm.

Dated: June 20, 2023 Myrna Mills Albino
Secretary

**Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
March 14, 2023**

Present: Jim Manzolli (JM), Jim Ganis (JG), , R. Hankey (RH), Ellen Hyde Phillips (EHP), Al DeLelle (AD) , Janice Nachbar (JN), Mark Rhatigan (MR) Larry Hartley (LH)

A. Meeting opened at 9:30AM

B. Applications

Date	App No.	Unit No.	Name	Request	Member
3/17/23	36-23	61A	R. Mattiaccio	Awning	LH
3/17/23	37-23	303A	K. Block	Replacement windows	JG
3/21/23	39-23	87B	P. Ferra	Replacement windows	RH
3/24/23	40-23	183A	A. Andrade	Add LL Door and move window to it side.	JM
4/4/23	44-23	761A	D. Millana	New LL Door and window	RH
4/3/23	43-23	92A	D Glantz	Open Wolcott "garden shed area".	JM
4/5/23	45-23	87A	J.Debrosky	Remodel bathroom	LH
4/6/23	46-23	374A	Oronoque Properties	Interior wall removal and remodeling	JM
4/10/23	48-23	661B	S. Saracena	Expand existing deck	RH
4/10/23	50/23	519A	M. Pires	Upper/ lower level inter remodeling	RH

C. New Business.

Larry H asked to discuss up a possible fire hazard caused by battery powered bicycles and other forms of individual battery powered transportation. Since most charging locations for these vehicles would be in a garage without a fire detector, the resident would not be alerted to the hazard. Although OV has not had such an occurrence, this has been a going problem and some local governments have enacted regulations to preclude this hazard. The committee agreed to forward this concern to the OVCA board

The committee will renew it's effort to eliminate the numerous trash receptacles in the Algonquian area. A site visit is planned with Ryan H to see what might be expectable.

Prior to COVID, the Buckskin area was improved with the addition of a central trash location and removal of individual containers. This has worked out well and the over all look is much more appealing. Ryan H will review options and report to the committee.

**D. Old Business
None.**

Meeting adjourned 11.00AM

Next committee meeting will be May 9,2023.

Submitted,
Jim Manzolli
Chairman

Distribution by e-mail: AC Members, M. Rhatigan, R. Hankey C Smith, B. Grosso

**Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
May 9, 2023**

Present: Jim Manzolli (JM), Jim Ganis (JG), R. Hankey (RH), Ellen Hyde Phillips (EHP), Al DeLelle (AD) , Janice Nachbar (JN), Mark Rhatigan (MR) Larry Hartley (LH)

A. Meeting opened at 9:30AM

B. Applications

Date	App No.	Unit No.	Name	Request	Member
4/26/23	53-23	629A	A. Morrow	ADA request for a small railing.	RH
4/27/23	54-23	785B	P.Geltner	Replacement kitchen window	LH
4/27/23	55-23	516B	Keegan/Veng	Replacement window and slider	RH
4/27/23	56/23	275B	J.MacDonald	Interior stain lift	RH
4/28/23	57-23	761A	D. Miliana	Revise approved LLW with 2 smaller windows	RH
4/30/23	58/23	661B	S. Saracena	New storm door	RH
5/1/23	59/23	496A	A. Chagnon	Replace kitchen window	JG
5/2/23	60/23	102B	K. Bakalar	Exterior vent	AG
5/1/23	61/23	605A	A. Danzberger	Exterior vent	RH
4/20/23	62/23	732B	R. Gaze	Exterior porch plans	JM
5/5/23	63/23	653A	M. Sembiante	Exteriorr BBQ gas line	RH
5/8/23	64/23	736B	C. Tepper	Retractable awning	JG
5/8/23	65?23	481B	Ligammari/Verlizzo	Replace deck awning	JG
5/8/23	66-23	631A	A. DeLelle	Lower level ceiling	JN
5/8/23	67-23	625A	R. Johnson	Revise approved door replacement contractor	RH

C. New Business.

D. Old Business

Algonquin area trash receptacle improvements.

Ryan reported moving the trash containers inside the garage area would not work. The smaller container was still too large for a car to drive in. He suggested a cleaner looking exterior container may be an option for the lower units. A surrounded dumpster would work for the upper level units. More work is required on this subject

Meeting adjourned 11.00AM

Next committee meeting will be June 13, 2023.

Submitted,
Jim Manzolli
Chairman

Distribution by e-mail: AC Members, M. Rhatigan, R. Hankey C Smith, B. Grosso

20230516 OVCA Communications Committee Written Report

The ORONOQUEVILLAGE.COM WEBSITE – The Address Book is almost ready. We are tweaking our announcement to residents and getting prepared to help any residents who may need help. Thankfully, no passwords need to be changed, but we are asking for residents to review their personal information, their personal profiles. They may add a photo if they wish. We have a “to do” list which reflects updating and housekeeping items. We are working our way through this. We are continually uploading the site with relevant and informative documents and notices of business and social events happening. We are a busy community and our website reflects this.

THE VILLAGER MAGAZINE – We have encouraged the OV Tax District Board to submit information about the upcoming elections and we have offered to help in this effort. We also have initiated a new – and we hope fun – monthly piece: a Caption Contest. We provide a photo and invite readers to submit a caption. Submissions go to the office, are judged by the Communications Committee, and announced the following month. Also in the magazine, we are continuing with our tips to help residents use the site: *Find it on OronoqueVillage.com* and *Website Insights* are two examples.

OVTV - TV Channel 591 – Bruce Pollock and Len Nachbar continually consider content and timing. We are looking at how we can determine numbers about our viewership. What we do know is that to build viewership, we need to have appealing content. We would like to have more content reflecting activities happening here so we look forward to your decision about a video camera for use by Villagers and staff for a myriad of activities.

The BLACKHAWK COUNTRY CLUB – In the 5/1 Villager, we ran an article about The Restaurant at Blackhawk and the first of a series of ads to be run. The Restaurant is offering a variety of activities which we believe will interest many of our residents – from Happy Hours to Trivia Nights. And, to music events such as on May 31st, from 5-9 p.m. – The Harmony on the Sound Chorus - with which Villager Janice Nachbar sings is offering their music as part of a fundraiser. The group is affiliated with the Sweet Adelines.

We also have an article in the 5/15 Villager focusing on The Blackhawk Country Club and recognizing our own Bruce Blanchard who was given the honor of hitting the ceremonial “opening ball” for this year’s season. Bravo to Bruce.

OV CONNECTIONS/FACEBOOK – We have had little response from our request in the Villager for volunteers to participate in a focus group about our Facebook page. Please consider residents in your respective districts who might be interested, and give me a call with their names. Our agenda will include: advertising (residents and outside businesses); site management; and content guidelines. We’d appreciate your help here.

Thank you for your attention.

Respectfully submitted,

Mary W. von Ziegesar, Chair

**May 16, 2023 OVCA Board Meeting
By-Laws Committee Report**

The By-Laws Committee met twice (April 24 and May 8) since the last regular OVCA Board Meeting. The minutes from the April 10 and April 24 meetings have been approved and were submitted to the Office.

In summary, current status is that we have reviewed a revised Declaration with the OVCA Officers and Executive Director and it is now with the attorney for review. We anticipate a session soon with the attorney to go over his feedback. The Article I recommendation is drafted. Drafts of Articles II - IV are expected to be complete by end of May. They will then be reviewed by the Officers and Executive Director and submitted to counsel for feedback. The remainder of the By-laws revisions will be ready for that initial review by end of June.

We expect to submit the complete recommendation for the Declaration and By-laws revisions in July. It is anticipated that the recommendations will be reviewed with the Board in a series of workshops beginning mid-summer.

Submitted by: Myrna Mills Albino, By-Laws Chairperson

Finance Committee Minutes

May15, 2023

Present: K Colman, L Clifford, T Becker (tax district), R Drexler, D Roche, B Grosso, M Rhatigan

Absent: J Staley, N Donofrio

meeting started at 3:33 pm

the April and ten month YTD fiscal year financials, reserves, and past due accounts were reviewed (with some in depth discussion in regards the Tenay residence)

meeting ended at 4:12 pm

Ken Colman Treasurer

**MINUTES FOR 5/8/23 MAINTENANCE MEETING
NORTH BOARD ROOM – 4:00 P.M.**

ATTENDANCE: All districts represented. Ryan Hankey, Maintenance Director, and Mark Rhatigan, Executive Director, also present. David Caffrey, OVTD Liaison, not present.

MINUTES FROM APRIL 10, 2023 MEETING:

Corrections to minutes:

D11 Comments (Merrilees Leemhuis) - Seeding curbs at newly paved roads will be done in the Spring.

D-7 Alternate Comments (Marilyn Coffey) - Brought up a reminder for Maintenance crew not to use the cart path on 18 hole of the golf course while members are playing.

Minutes then approved with above corrections.

RYAN HANKEY'S REPORT AND COMMENTS:

22-23 Programs Update:

(4) units awaiting painting and (31) units remaining for carpentry and painting. This will complete this year's PM program. PM map attached.

22-23 Deck and Entry Painting:

(16) units on South side completed since last reported. (88) units remain to complete the 22-23 deck entry cycle. Deck/Entry map attached.

Mulch:

Deliveries delayed a week due to rain and started May 5. To date (173) requests and (32) deliveries made. Mulch orders delivered on Friday throughout the summer until the first week of August.

Grounds Maintenance:

Mowing and outsourcing of weed whacking underway. Areas where grass may be growing faster and clumping may occur after cutting, yard sweepers will be sent out to remove excess clippings. Grounds crew will be edging, weeding and mulching some of the common areas along with completing work orders.

Pest Control:

It is the time of the year when there is an infestation of carpenter bees. Maintenance has received an abundance of requests for pest control. They have a running contract that allows up to (15) treatments per week which takes place every Thursday throughout the summer.

Clubhouse and Pool Spring Prep:

Grounds crew currently revitalizing entry planting beds. Aqua Pro completed the openings on all (3) pools. Water replacement for the (3) pools underway and should be completed mid-week. The new SCB lap pool motor ordered and is expected within the next 1-2 weeks. Pool furniture and concrete decks being pressure washed. Signage will be replaced and updated with Board approved rules and hours. North pool opening 9:00 a.m., South pools opening at 8:30 a.m. and closing hours for all pools 8:30 p.m.

Street Maintenance

Painting of Village speedbumps will take place early June. Residents are asked to use caution when driving near painting crews.

2023 Summer Pruning Program:

Village wide pruning tentatively scheduled to begin June 19th. More details and scheduled maps will be available for the June Maintenance meeting.

Annual OV Spring Clean-Up Day:

Scheduled for May 20 (see attached flyer). Shredding truck will be at the North Community building from 8:00 a.m. to 12:00 Noon (not 9 a.m. to 1 pm as usual due to scheduled event at the club house).

Pickleball Court Conversion:

Hinding Tennis is in the final stage of the tennis to pickleball court conversion. The final coat of green paint has been applied along with blue in-play boxes and the new fence to divide court 3 and 4 has been installed. The out of bounds lines are expected to be completed this week.

Trash/Recycling Bins:

Trash is sorted at the Oak Ridge facility as it comes in daily for normal operation. On rare occasions that Country Disposal needs to mix trash and recycling, Country alerts the facility that an extra sort will be needed. Sorting videos are available by visiting the Oak Ridge website.

Recycling bins are not given out or sold by the Town of Stratford, Country Disposal or OV. They are available for sale at various stores. The bin does not need to be blue but should have the recycling symbol on it and not over 32 gallons.

MARK RHATIGAN'S COMMENTS:**Access Control Program:**

The South clubhouse went live on May 1 and seems to be going pretty well. The North clubhouse will go active on Mon., May 15. All residents must have either a key card, FOB, or app on their phone for access to the clubhouses and pools. When there is a private event, the front door will be shut off (30) minutes before the event starts and (1) hour after the event ends. Mark said the goal is to keep outsiders out of the buildings.

DISTRICT COMMENTS:

District 1 – nothing to report.

District 2 – all ok

District 3 – all ok

District 4 – when will mulch beds in District 4 common areas be done. Ryan said he could not give a date but they will take care of it. Also the mail box sections need to be cleaned up and blocked. Ryan said mail box areas will all get redone but could not provide a specific date.

District 5 – Grass seeding last fall was good but when this year's leaf blowing took place, these areas are awful again. Ryan said to put a work order in and will take a look at.

District 6 – Regarding mulch deliveries, can residents put a tarp down for the mulch to be put on when delivered. Ryan said they could but should not be left there as it will kill the grass. They can call Harris in the Office to see where they are on the list. Also asked if mulch can be put around large trees as mowers are hitting the trunks. Ryan said Maintenance does not have the capability to put beds around the trees. He will ask the mowers to be more careful and not get as close.

The dead baby possums found on Cayuga were poisoned. Ryan said they were removed late Friday afternoon. Ryan said Maintenance never uses poison. Mark asked Ryan to have a ROBO call to residents that poison should never be used.

Asked if the pest control contract covers yellow jackets. Mark said it does.

There are a number of lamp posts out on Cayuga for a few weeks – one is missing the glass dome. A work order has been put in. Ryan to check on it.

Cayuga Lane is not on the list to be resurfaced but some areas are in awful shape – badly cracked and large chunks out. Ryan said to call Harris to see if on the schedule and if not put a work order in.

District 7 – nothing to report.

District 8 – all ok.

District 9 - nothing to report.

District 10 – compliments to Maintenance, residents satisfied. Lemos doing a good job weed whacking.

Asked if The Villager could run an article on branches, etc. from the golf course on OV side. Ryan said right now we have a pleasant relationship with Black Hawk and requested this go through Maintenance.

District 11 – weed whacking done by Lemos, will they be doing push mowing. Ryan will check with Lemos. When gutters were cleaned, leaves from gutters were just dropped on the lawn and sidewalk. Ryan will address.

ALTERNATES:

District 7 - Some grass getting damaged and asked if Maintenance could buy a couple more hand mowers. Mark said these areas are here and there. Would be time consuming as they are all in different areas and the amount of time would double. Right now, weed whacking is done every other week and mowing on a weekly cycle. Currently there are (4) mowers.

District 11 – how tough is it to have a tree cut down. Mark said a work order would need to be put in. Trees not cut down just to take them down. If the roots are causing damage to sidewalks, etc. then they can be removed.

Meeting adjourned at 4:45 p.m.

The next meeting is scheduled for **MONDAY, JUNE 12, 2023** NCB Board Room at 4:00 p.m.

Respectfully submitted,

Carole Fitzgerald
Secretary

Minutes from May 15, 2023 RSF Meeting

Attending: Mark Rhatigan, Bill Tanski, Carolyn Charnin, Regina, Archazki, Peter Feick, Jerry Reece, Nancy Blagys

Meeting opened with a report from Mark on the 2 new PB courts. Final walk through on the courts to be held May 16. After this the final payment will be made to Hinding. Total costs of courts are \$34,500 which leaves \$3000 in the reserves.

A portable net will be put between the 2 new courts to stop balls. A permanent net is too costly at this time.

New PB courts to be numbered 4A & 4B.

A wind Screen (which we have) will be put up on new fence between PB and Tennis court.

An AED is being purchased for the PB and tennis courts for safety. It will be installed under the awning.

May 21 there will be a ribbon cutting ceremony for the new PB courts.

Tennis courts will be professionally groomed soon. (yearly cost \$3000 to \$4000). Plus, there will be maintenance by OV when required..

PB showed their playing schedule which maybe revised as the season moves on.

Reminder to pick up trash container from the PB courts, install water fountain and ball trays for tennis post.

Discuss putting a blurb in Villager regarding PB and tennis under activities. Bill and Regina to do the write up.

Next meeting to be July 10, 4:30 PM, Board room NCB

Respectively submitted, Nancy Blagys

Respectively submitted,
Nancy Blagys

Pool Facilities Committee Report

April 2023

Maintenance got an early jump this year on bringing the pools back to pristine conditions. They have been drained, power washed, and filled all in a matter of two weeks. The chairs and loungers have likewise received their annual scrubbing and are in reasonable condition.

Plumbing related to the outdoor showers has been tested and a few parts replaced to ensure that warm water for rinsing off comes out in much less time. The South heated pool will be serviced this week by an HVAC tech to ensure the temperature will be 84 degrees for the start of pool season and thereafter.

We are short a few umbrellas this year, but a replacement program for chairs, lounges and umbrellas is being finalized. Some residents actually prefer tables without the umbrellas.

Lap lanes at the North and South pools will have lane divider buoys this pool season, separating them from the general-use lanes. A reminder that two lanes at the North and South pools are designated for lap swimmers and are marked as such.

The Children's Pool will be the only pool this year having a Pool Monitor. The rotation will begin at the South Pool from Saturday 5/27 through Sunday 6/4, then will switch weekly from Mondays through Sundays.

Use of a Security Access device is required for entrance into the pools. In addition, please bring your Resident Photo ID with you to verify residency in the Village. You may not give your Security Access device to anyone else.

Villagers must sign the log books denoting their name and unit number along with names of guests. Residents are responsible for the behavior of their guests. Guests may not be left unattended at the pools.

Bob Krakovich

Pool Facilities Committee Chairman

Social Activities Committee Meeting Agenda

Monday, May 1, 2023 – 6 p.m.

North Clubhouse Board Room

Call to Order

Roll Call Attendance

Acknowledgment of any guests

Approval of Minutes

Approval of Treasurer's Report

Old Business:

Welcome Summer-Salute to America event report:

Pool Party Update:

5'O Clock Somewhere:

New Business:

Adjournment:

SOCIAL ACTIVITIES COMMITTEE MEETING MINUTES

4 /10/2023

Meeting called to order at 6:05 p.m. via Zoom.

In Attendance: Rep. Kathy Lukens, Rep. Ivy Tencer, Rep. George Zamarly, Rep. Stephani Fians, Rep. Patrice Lungren, Rep. Elaine Ficarra, Acting Rep. Edie Briner, Rep. Pat Spodick, Alt. Lynn Schaefer, Alt. Pat Kelly, Rep. Pam Schwanke.

Absent: Rep. Ginette Courtney, Alt. Liz Moretti, Rep. Leticia Laberee, Alt. Myrna Albino, Alt. Kathleen Curry.

Minutes:

Treasurer's report: Motion to Approve Treasurer Report by email vote.

Old Business:

- Salute to America update – Save the date notice will be in the April 30th Villager. There will be a two full-page flyer coming. It will be \$12 per person. Veterans will attend for free. We need a few volunteers to help with the grilling outside. We have some latitude with the budget due to the generosity of an anonymous donor.
- Simple menu: hotdogs with all the fixings, cold salads (potato, etc.) ice cream. The committee has been hard at work — contacting local purveyors for what’s needed: Hummels for the hotdogs and Buck’s for the ice cream. We will be checking out Stew Leonards for cold salads.
- We are anticipating a good response for the event and hope to bring people out. This event is rain or shine, but we will need a tent over the grilling area if there is rain.
- Checks will go to the SAC mailbox and Ivy will make a spreadsheet.
- Deadline for response is May 10th
- The committee will draw up a set-up plan for the maintenance department
- Committee members are reaching out to their district reps to circulate the information in any district-wide communications
- It’s been included in Oronoque e-blasts
- And, committee members will post on OV Connections FB page
- Dog Parade Event update:
Pam Schwanke reported the update. Pam and George Zarmy met with the president of STARS and we had a tour of the facility.
- STARS will set up in the south parking lot, hopefully with the adoption van, literature and dog bowls for the dogs for water and there will be a donation table for STARS. Volunteers at the shelter will help us design flyers for the event.
- There will be a one-mile walk with the dogs leaving from the South Clubhouse parking lot through the South side and back. When the dogs and

owners return, there will be a judging event — Cutest Dog, Best Costume, Most Likely to Succeed etc.

- Oronoque Animal Hospital and Jared's Dog Park will set up tables at the event with literature and volunteers. We will be looking for additional volunteers for the event and we are very excited. All proceeds will go to STARS. Event will be held on September 23rd from 12-2, South Clubhouse. Rain date September 24th.
- Five O'clock Somewhere – Back on the calendar for May 5th. Ivy, Ginette and Liz will be hosting. We will be reaching out to Carol King to remind people of the event with a theme of Derby Day and Cinco de Mayo. The next Five O'clock Somewhere will be June 2nd, 2023 with Pat, Kathy and Lynn hosting.
- August Pool Party – Hawaiian theme. Elaine, Ivy and Patrice are the co-chairs.
- The menu pricing is being determined, with bids out to two caterers.
- We expect to keep the per person cost under last year's pricing — \$55 per person
- We will need all committee members to be involved and to recruit volunteers from their districts to assist with the set-up, clean-up, day-of and evening-of tasks.
- Ive and Patrice have scoped out potential decorating ideas to complete the "Hawaiian Nights" theme.

New Business:

- Ivy Tenser suggested that we should start planning the New Year's Eve Party with dates, menu's, suggestions, et cetera.

- New resident party will be held November 5th, 2023.
- Sonya DeBiase will be resigning as a SAC alternate.
- Edie Briner will be representing District 10 as a Rep.

- **Motion to Adjourn:** 7 p.m.

Temporary Rules Regarding the Security System

Proposed by House Committee and Mark Rhatigan, Executive Director

The OVTD purchased a security system for the Village and asked the House Committee to develop the specific implementation plan for the Clubhouses.

These rules will be brought to the OVCA board for final approval after a trial period of implementation. (Summer 2023)

Residents only are entitled to receive one access security device per resident. Replacement of the device due to loss or damage will cost the resident \$13.00.

1. Access to the fitness center will be through the use of a security device. Keys no longer access the gym.
2. Access to the pools will be through the use of a security device.
3. Clubhouses are open from 8:00 am until 10:00 pm. Residents must use access security device to enter at all times.
4. Access for Private Parties: The main front NCB door or the front and rear SCB doors will be automatically kept open one half hour before the official start of a private party. Doors will automatically lock one hour after official start of an event.
5. Outside realtors: Realtors who are not residents and need to access the clubhouses on weekends/evenings to show prospective buyers must go to the business office during regular business hours. Upon presentation of identification, they will be given access for a specific date and a one hour time frame to enter the building(s).

Respectfully submitted,
Cheryl Dwyer
House Chair