

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
North Clubhouse, 600 North Trail, Stratford, CT 06614
July 18, 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 7:00 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

District Representatives:

District 1	Cathy Violette	District 7	Joanne Sutphen
District 2	Minna Barrett (alt)	District 8	Sherry Bearse
District 3	Dina Glantz	District 9	Nancy Blagys
District 4	Bob Krakovich	District 10	Regina Archazki
District 5	Bobby McDonald	District 11	Tom Fuchs
District 6	Anita Cody (alt)		

Reading of the Minutes of Previous Meeting

The minutes of the June 20, 2023 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
OVCA Treasurer Kenneth Colman

Reports of Committees

The following reports were read:

Maintenance	Jackie Freeman
Pool	Bob Krakovich
Communications	Mary von Ziegesar
Racquet Sports	Nancy Blagys
Social Activities	Elaine Ficarra
House	Cheryl Dwyer

New Business:

- A motion was made by Dick Steinfeld and seconded by Bobby McDonald to approve notification to the unit owners of the proposed revisions to House Facilities Rules and Regulations in Article II, Section B.
 - The motion passed unanimously.

Closing Forum

- Susan Pfannkuch, 497B Iroquois, commented on changing House committee rules.

A motion was made by Bob Krakovich, seconded by Nancy Blagys, to adjourn the meeting. The President declared the meeting adjourned at 8:03 pm.

Dated: _____

8/15/23

MA Mills Albino
Secretary

Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
June 13, 2023

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

A. Meeting opened at 9:30AM

B. Applications

Date	App No.	Unit No.	Name	Request	Member
5/9/23	69-23	514A	W. Eighmy	Add LL Window	JG
5/12/23	70-23	209A	T. Foster	Add a BBQ pad	JM
5/23/23	71-23	144B	Dohmen / Gunzelman	Replacement windows	JG
5/19/23	72-23	51B	F. Sileo	Replacement Slider	RH
5/22/23	74-23	474B	S. Sanetti	Add a deck awning	RH
5/11/23	76-23	242B	J. Bares	Replacement windows	RH
5/23/23	77-23	123A	R. Mangiamele	Add sitting area	JM
6/1/23	78-23	599A	A. Bowser	Add a patio	RH
6/4/23	80-23	444B	V. Bensussan	Replace storm door	JN
6/5/23	81-23	71B	F. Spodnick	Interior remodeling and add external vent.	RH
6/7/23	82-3	505A	Oronoque Properties LLC	Interior remodel and add LL Door	JM
6/8/23	83-23	281B	P. Davis	Add LL Window, replace one window	JG
6/9/23	85-23	39B	T. Brandemuhl	Replacement windows	RH
6/9/23	86-23	49A	M. Jankolovits	Interior remodel, modify interior wall, add exterior exhaust.	RH
6/8/23	87-23	227A	S. Bodenheimer	Enlarge existing deck	AG
6/1/23	88-23	652A	J. Schwartz-O'Leary	Interior remodel, add exterior exhaust	RH
6/12/23	89-23	493A	L. Lavin	Add an epoxy coating to garage floor	JN
6/12/23	90-23	612B	J. Larson	Add exterior water faucet.	JN
6/1/23	79-23	514A	W. Eighmy	Replace screen door	JG
6/12/23	91-23	518B	T. Mukherji	Add solar walkway light	RH

C. New Business.

Arnie G. brought up the difficulty to air condition and heat the unit models with the high ceiling living rooms. Those units have no ceiling insulation as the interior wood is the exterior roof. The committee has approved additional wall mounted air conditioning units, but the effectiveness is unknown. A possible solution may be either a exterior vent type system or creating a space for insulation on the interior surface. Both ideas would require a professional study and is beyond the scope of the committee.

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 11:30AM

Next committee meeting will be July 11, 2023.

Submitted,
Jim Manzolli
Chairman

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

OVCA By-Laws Committee Meeting
Monday, June 12, 2023 3:30 pm
SCB - Card Room
Meeting Minutes

The meeting was called to order at 3:30 pm.

Members in attendance: Sherry Bearse, William Collins, Cheryl Comen, Cheryl Dwyer, Myrna Mills Albino, Lee Schlafer. Mark Sills. Dick Steinfeld, OVCA VP, was also present.

Status

- Status was reviewed.

The Minutes from May 22, 2023 were approved

Reviewed open Art IV Revision Requests

- RR 4.7.1 and 4.7.2 - HR Committee Responsibilities
- RR 4.9.2 - House Committee

Meeting adjourned at 5:30 pm

July 18, 2023 OVCA Board Meeting By-Laws Committee Report

The By-Laws Committee met twice (June 26 and July 10) since the last regular OVCA Board Meeting. The minutes from the June 12 and June 26 meetings have been approved and were submitted to the Office.

The Declaration revision recommendation is ready for OVCA Board review. A Special Board Meeting will be scheduled August 9 to do so. The objective is to vote at the August OVCA Board meeting on the recommendation to be distributed to unit owners for their approval. We will review the proposed plan for that vote with the Board during the August 9 meeting.

Submitted by: Myrna Mills Albino, By-Laws Chairperson

OVCA By-Laws Committee Meeting
Monday, June 26, 2023 3:30 pm
NCB - Boardroom
Meeting Minutes

The meeting was called to order at 3:30 pm.

Members in attendance: Sherry Bearnse, William Collins, Cheryl Comen, Cheryl Dwyer, Myrna Mills Albino, Lee Schlafer, Mark Sills. Bob Grosso, OVCA Pres, and Dick Steinfeld, OVCA VP, were also present.

Status reviewed

Decisions

- RR 4.7.3 - HR Committee Responsibilities - Unanimously passed
- RR 4.9.2 - House Committee passed with a vote of 6 Yes - 1 No (Sills)

Reviewed and finalized Art II revision recommendation

Meeting adjourned at 5:30 pm

Finance Committee Minutes

July 17, 2023

Present: K Colman, L Clifford, T Becker (tax district), J Staley, N Donofrio, B Grosso, M Rhatigan, D Roche

Absent: R Drexler

meeting started at 3:00 pm

the June and full fiscal year financials, June 30 reserves, and June 30 past due accounts were reviewed

the M & T reserve savings account will be reviewed in view of the \$250K FDIC insurance cap limitation

meeting ended at 3:35 pm

Ken Colman Treasurer

New Rule: Article II, Section B:

Rationale: To formalize use of clubhouses for funeral events. To give special consideration for residents who pass away without over utilization of the clubhouses during prime weekday times when the clubhouses are heavily used and there are no attendants available.

20. If a current resident passes away, the executor/family will have the ability to book the post-funeral gathering at a clubhouse, if it is available. If the reception is on the same day as the funeral, the reception may be booked for that specific day. If the reception is not held on the same day as the funeral, it must be held on a Saturday or Sunday only as are all private events. A security deposit will be held. However, in honor of the resident, no per person fee will be charged.

Funeral receptions for deceased non-resident family members of current residents may be held on Saturday or Sunday only. All charges for private parties apply.

Revised Rule:

Replacement of Article II, Section B: Rule #4:

Note: These changes will expand the number of dates available for Oronoque events and allow district meetings to occur simultaneously in both clubhouses:

No two Oronoque Events, (one at each Club House), may be scheduled in the lounge/ballroom of both clubhouses at the same time on the same date. **NO CHANGE FROM PREVIOUS RULE**

No resident private party may be scheduled in the lounge/ballroom in the second Club House at the same time on the same date as an Oronoque event is scheduled in the other Club House **NO CHANGE FROM PREVIOUS RULE**

No two private parties may be scheduled in the lounge/ballroom in both Club Houses at the same time on the same date and if an Oronoque event is scheduled in one clubhouse, a private party may NOT be scheduled in the other lounge/ballroom. **NO CHANGE FROM PREVIOUS RULE**

However, if there is a private party in one clubhouse, Oronoque events MAY be scheduled at the second clubhouse at the same time on the same date. **Rationale: this will expand calendar date openings for Oronoque events. There is increasing OV use and we need additional dates to become available for OV events. There will still be some times when the Club Houses can be used for general use of the residents.**

Oronoque events and district meetings may NOT be scheduled at the same time/date in different clubhouses. **NO CHANGE FROM PREVIOUS RULE** However, two district meetings MAY be scheduled at the same time/date in different clubhouses. **Rationale: to provide more calendar opportunities for district meetings especially after annual OVCA meeting when all districts must meet within 2 weeks.**

It is understood that organizations/clubs that have a regularly scheduled date/time for their events each month (example: Bingo, third Thursday of the month; Funseekers Club, second Tuesday of each month; Karaoke, fourth Friday of each month; etc), will be given priority for those dates/times. **Rationale:** this has been the practice for many years; it is now formalized

Additional sentence to Rule #6:

Annually in the fall, the House Committee will facilitate a meeting for **all** clubs and organizations who book events on the calendar. The purpose of this meeting will be to collaborate together to find acceptable calendar dates for events. One representative from each organization is asked to attend the meeting with proposed event dates for the next calendar year. The decisions made at that meeting will be used as a starting point for scheduling on November 1st by the office staff. **Rationale:** to provide an opportunity for all OV groups to work collaboratively to schedule dates for the calendar year without having everyone rushing in on Nov. 1st in competition with each other.

**MINUTES FOR 7/10/23 MAINTENANCE MEETING
NORTH BOARD ROOM – 4:00 P.M.**

ATTENDANCE: All districts represented with the exception of District 5 . Ryan Hankey, Maintenance Director, Mark Rhatigan, Executive Director, and Dennis Caffrey, OVTD Liaison, also present.

MINUTES FROM JUNE 12, 2023 MEETING:
Amended minutes approved as written.

RYAN HANKEY’S REPORT AND COMMENTS:

22-23 PM Program:

(4) buildings awaiting paint to complete the 22-23 PM program.

23-24 PM Program:

(80) units (38 buildings) scheduled for this fiscal year which include units in Districts 3 and 4. Four (4) units (2 buildings) have had carpentry work completed and awaiting paint.

(2nd) Coat Paint Cycle:

We have incorporated a 2nd coat paint cycle to the PM Program in an effort to not only prolong paint life but to enhance curb appeal. (30) units in District 7 will receive a second coat. These units were originally done in 2014-15 fiscal year. Work will begin in the next few weeks. Units will be notified by OV maintenance and the painting contractor prior to starting (attached map).

23-24 Deck & Entry Paint Program:

(200) units will receive deck and front entry painting this fiscal year. Painting will begin with (100) units on the North side for this summer/fall. The remainder in the South will be completed in spring of 2024 (attached map).

Grass Cut:

Weed whacking will continue every other week by Lemos. With current weather conditions, grounds crew are still on a complete grass cut vs previous years where we were able to spot-cut due to high temperatures and lack of rainfall.

Mulch:

Common area mulch beds completed. To date, (314) mulch deliveries. The last day of mulch deliveries will be Friday, July 28.

2023 Pruning Cycle:

Pruning cycle is in Section 3 and on schedule. Please relay any feedback from your districts to Maintenance. Pink ribbon still available for pick-up at both the NCB and Maintenance.

Rodent Update:

CT Pest coming weekly to inspect the multiple bait stations placed on the North side where rodents have been seen. Currently, there has been little to no feeding found in the bait stations. We are continuing to monitor areas where previous feeding had occurred due to unauthorized bird feeders being left out. All feeders and food sources have been removed at this time.

22-23 Completed Work Orders:

See attached agenda under Ryan Hankey's Report and Comments for complete listing.

MARK RHATIGAN'S COMMENTS:**E-Bikes and E-Scooters:**

Mark addressed the increasing popularity of electric bikes and electric scooters and the potential for them to ignite during charging. He said right now there are no regulations or rules in the condo world. He did pass out a write-up from the National Fire Protection Association on E-Bike and E-Scooter Safety (attached). Right now the first step is to educate residents and will have an article in the next Villager. Jackie Freeman asked where our insurance company stands on this. Mark said, to date, they have given no advice. She asked how much latitude the Maintenance Committee has. Can we have residents register with the Office, smoke detectors in the garage where kept? Mark said a recommendation would need to be made to the Board. Larry Hartley said a new resident has an E-Bike and John Anderson felt they should not be allowed. Larry said they should be but need regulations. Mark said educating residents is a good first step. Maria Szalontay suggested putting it on the OV TV channel. This will be put on the August agenda – Old Business – for further discussion.

OLD BUSINESS:**Rodent Update:**

Ryan said they continue to monitor with very little or no feeding. A sweep of the area is checked every Thursday. He does feel this is very close to the end with little or no signs.

NEW BUSINESS:**Closed Trash Containers:**

Ryan said there are a few residents not closing trash containers or have no covers. This will attract animals. This is being addressed and these residents have been notified. Marilyn Coffey said there are some in other areas without covers. Ryan asked her to notify Maintenance if she sees them.

JACKIE FREEMAN COMMENTS:

Jackie distributed bullet points of the Maintenance Committee and Maintenance Reps and Alternates responsibilities (attached). She thanked Dave Bingham for putting this together. Jackie said there is still confusion on what the Maintenance Reps' jobs are. The monthly Maintenance meeting is not the place for questions on individual units, only questions that pertain to district or village wide. She also said there is a lack of understanding pertaining to work orders. A resident needs to fill out a work order. Only for carpentry work will the work order show a date of work to be performed. A resident can call Maintenance for the status of their work order. If there is an issue that is when the resident can contact their Maintenance Rep.

Jackie also talked about Maintenance Reps keeping their district residents informed. The Maintenance Rep, District Rep or Business Office can send out an email to their districts for them.

Renee Zinn asked about new resident packets. Jackie said this is not the responsibility of the Maintenance Committee.

Jackie then said Renee Zinn asked to make a presentation to the Committee and turned it over to Renee. Renee spoke about recycling our cans and bottles and turning them in at a redemption center. As of January, 2024, the deposit will go up to 10 cents. She also noted an article had appeared in the February issue of The Villager. She passed out a write-up from TOMRA (attached) and spoke about how we could recycle in The Village. Jackie thanked Renee and said this needs to be read and digested.

Jackie then announced District 9 Rep, Carey Harmon, resigned from the Committee. Maria Szalontay, alternate, will serve as D9 Rep, for the remainder of the term.

DISTRICT COMMENTS:

District 1 – nothing to report.

District 2 – Al Comen asked if there is an effort to increase employees in Maintenance. Ryan said this is one of their top priorities. Al said there were shrubs cut down last year that were not collected until he dragged them to the curb for Monday pick-up. Al also asked if a glass window is broken by a golf ball who is responsible. Ryan said that officially only the first original window panes broken by a golf ball is guaranteed to be replaced free of charge by Maintenance.

District 3 – nothing to report.

District 4 – nothing to report.

District 5 – no rep present.

District 6 – Renee said during the recent rainstorm Midwood flooded and asked if anything being done. Ryan said there is a project in the works with the town, golf course and Oronoque. It is on the agenda for the Town Hall meeting with the Mayor tomorrow.

District 7 – Thanked Renee for her research on recycling. Lemos doing pruning.

District 8 – Crack in driveway and Maintenance said cannot be patched and needs to be paved. Ryan said if it is a safety issue then it can be fixed. He will look into.

District 9 – nothing to report.

District 10 – nothing to report.

District 11 – culvert on North Trail golf course needs to be cleaned out.

ALTERNATES:

District 7 Marilyn Coffey said on Cherokee left hand near golf course needs to be looked out. Ryan asked she send him pictures.

Meeting adjourned at 5:00 p.m.

The next meeting is scheduled for **MONDAY, AUGUST 14, 2023** NCB Board Room at 4:00 p.m.

Respectfully submitted,

Carole Fitzgerald
Secretary

Pool Facilities Committee Report
July 2023

My report is written in Haiku format. Haiku is a short Japanese poem consisting of 17 syllables, in a 5/7/5 syllable pattern. This is how life has been so far this summer at our pools

First swim of the day
It feels good, water is warm
Ugh, I have to pee

Standing in water
Villagers here soon will be
Pass gas - oops bubbles

Entering the pool
Before kids come, swimming laps
Relaxation exercise

Busy crowded pool
Food and drink should not bring in
Where is monitor

Put lotion, no burn
Grandma in pool watch me jump
Awww, I don't want to leave yet

End of swim, go home
What's for dinner, let's eat out
Bob straightens out chairs

Comically submitted
Bob Krakovich
Pool Facilities Committee Chair

RSF Minutes Monday, July 10, 2023

Present: Nancy Blagys, Chair; Bill Tanski, Peter Feick Regina Archazki, Carolyn Charnin, Jerry Reece, Bruce Conway, Mark Rhatigan

Regrets: Ryan Hankey, Bob Grosso

Chair, Nancy Blagys called the meeting to order at 4:30 p.m.

Minutes from May 15, 2023 approved.

Updates from Ryan.

Ryan searched for 2 benches for Pickleball (affordable and similar to what we have). It was decided to go ahead with benches from Home Depot.

Hanging net to divide PB courts 4A & 4B. Divider net (10' x 60') and accompanying hardware has been purchased from Floridanetco for about \$350.00. Net will be strung on a wire, secured with clips and weighted at the bottom. Reliable Fence has been contacted to go ahead with the install of the cross bars needed to strengthen fence for this new hanging curtain.

Paddle trays for Pickleball. Ryan has hired a carpenter make the Pickleball paddle holders (2).

Windscreen Between Court 3 & 4. Ryan anticipates having an updated quote next week from New Haven Awning for the 2 sections of windscreen needed. Price a few years ago was \$800.00 per section.

Tennis Courts: Repairs, Grooming & Rake. Stretching and repairs of the turf separations on all 3 tennis courts will be done when bids are obtained and when the weather has 4+ consecutive days of hot weather, facilitating the stretching of the turf. Grooming of the courts happens after repairs. Previous budgets anticipated annual grooming costs between \$3000 and \$4000. Mark notes that one quote for grooming three courts this year was \$5000. Mark advised that OV staff will handle the maintenance upkeep of the courts during the season, using rakes/brushes to be purchased. Mark is also looking into a manual rake and a synthetic turf mower.

Other

Tennis Bleacher Area. Nancy has put in a request for the repair and painting of bench(es).

Concrete Floor Tennis Bleacher area. Previous quote to have the flooring redone was around \$8000. Mark is looking into re-doing the flooring ourselves. Would remove concrete with jackhammer. Probably would not happen till end of season.

Bulletin Boards. Nancy asked Pickleball to look at what Tennis has put up announcing when courts are available to all Villagers and asked Pickleball to include a similar announcement on their bulletin board. Regina will take care of it.

Squeegee. A squeegee will be purchased and given to Pickleball.

Rosters. Nancy requested rosters from each club and has Tennis's roster. Bill Tanski said that the Pickleball roster was not available, even to club membership. Regina explained that there are the privacy issues as some members use different email addresses and/or phone numbers. Bill added that he would, however, provide a copy to Nancy.

RSF Procedural Reminder that all RSF requests, to and from Maintenance, go through the Chair.

Next Meeting Monday, August 7, 4:30 p.m. in the NCB Board Room.

Meeting Adjourned at 5:15 p.m.

Respectfully submitted, Carolyn Charnin

Social Activities Committee Monthly Report for July 18, 2023 OVCA Board Meeting

The Social Activities Committee (SAC) meets the 1st Monday of each month. We have 11 representatives and alternates attending our month meeting to participate in the planning and hosting of SAC events. A full financial report from our SAC Treasurer is given at our monthly meeting.

Ongoing activities:

It's **5 O'Clock Somewhere**: Our most recent 5 O'Clock Somewhere was held Friday, July 7 at the NCB. A congenial crowd of nearly 50 people attended — a way to beat the heat and share some yummy food and drinks with their neighbors.

5 O'Clock Somewhere is held the first Friday of the month at the NCB. Residents are asked to BYOB with an appetizer/snack to share with fellow residents. It's a great way for new and existing residents to mingle with one another at Oronoque.

Event recap:

Saturday, May 20: Welcome Summer and Salute to Veterans was held the NCB from 1-3 p.m. Despite. The pouring rain, nearly 80 people — 25 of which were Veterans were in attendance. Our three chairpersons — Pat Kelly, Kathy Lukens and Lynne Shafer and the entire committee worked hard on this event. An abundance of food — grilled hot dogs with all the fixings (Can't thank our volunteer grillmasters enough for standing in the pouring rain cooking hot dogs on the grills outside the NCB!!), baked beans donated by one of our residents, an array of cold salads, wonderful music provided by Chris Albino helped make the event a success. We thank all who attended and we thank all our Veterans for their service. And many thanks to the attendees who donated items of need to local Veterans.

Saturday, August 19: The event of the season returns — the annual pool party: Hawaiian Nights – 2023. Cocktail hour begins at 6:30 p.m. around the South Pool with holt and cold appetizers, followed by scrumptious dinner with a Hawaiian flair inside the SCB, followed by dancing, dessert and coffee around the pool after dinner until 10 p.m. Music by our own Chris Albino. Tickets are selling fast — get your reservations in as soon as possible. So, get your Hawaiian prints ready and your dancing shoes for this fun community-wide event.

Saturday Sept. 23/Rain Date: Sunday, Sept. 24: Oronoque's First Dog Parade fundraiser. Event co-chairs Pam Schwanke and George Zamary have been hard at work working with the Stratford Animal Rescue Society and with local vendors to create a unique, inaugural event. Dogs and their owners will parade through the South Side of Oronoque beginning and ending at the South Clubhouse parking lot with judging for our dog participants (get those cute costumes ready and practice their obedience 😊). More information to come regarding registration fees etc.

Respectfully submitted,
Elaine K. Ficarra
SAC Chair

OVCA Treasurer's Report for the fiscal year ending June 30, 2023

Income

- 1) Common charges billed were \$5,409,805
- 2) Interest income was \$7,149
- 3) Other income was \$27,923
- 4) Communications advertising income was \$21,347

Including the \$40,000 prior year surplus carryover, total income was \$5,506,805 which was \$13,116 over budget due to favorable revenue from both room rentals and unit resale packages.

Expenses

Total year expenses were \$5,448,569 leaving a surplus of \$58,236. Besides the aforementioned revenue increase, favorable payroll and related payroll taxes and reduced insurance costs were partially offset by unfavorable program maintenance spending (all 75 budgeted units were done but per unit cost exceeded budget by some \$600) as well as higher legal fees.

Reserves As of June 30, total monies set aside are \$1,003,669 with 69% of the total in the roof reserve.

Delinquencies As of June 30, there were 7 units with common charge balances over 60 days past due totaling \$17,635. All of these are in active stages of collection and we received \$1,073 in early July.

Kenneth Colman

Treasurer

7/18/23