

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
North Clubhouse, 600 North Trail, Stratford, CT 06614
August 15, 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
Secretary	Myrna Mills Albino
Treasurer	Kenneth Colman

District Representatives:

District 1	Catherine Violette	District 7	Joanne Sutphen
District 2	Minna Barret (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	Lee Shlafer		

Reading of the Minutes of Previous Meeting

The minutes of the July 18, 2023 and August 9, 2023 meetings 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

Adhoc External Audit Committee announced. Members include Bob Romatzick, Ken Colman, Tom Becker.

OVCA Board Meeting, August 15, 2023 Minutes

New Business:

- Motion made by Bob Grosso and seconded by Myrna Mills Albino to approve the recommendation for revisions made by the House Committee to House Facilities Rules and Regulations in Article II, Section B. Feedback from unit owners was requested in the notification of the proposed revisions distributed as an insert in the August 1, 2023 issue of *The Villager*.
 - The motion passed unanimously.
- Motion made by Myrna Mills Albino, seconded by Bob Krakovich, to approve distribution of the recommended amendments to the OVCA Declaration to unit owners for their votes.
 - Motion made by Nancy Blagys, seconded by Minna Barrett, to revise the recommendation by splitting the revenue generated as follows: 50% to an existing Capital Improvement Reserve / 50% to Community Contribution Fee Reserve.
 - Motion to amend did not pass by a vote of:
 - 10 No (D1, D3, D4, D5, D6, D8, D10, D11, Treas, Secty, VP)
 - 4 Yes (D2, D7, D9, D10)
 - Motion made by Ken Colman, seconded by Nancy Blagys, to amend the recommendation to change the name of the Reserve to Capital Contribution Reserve Fund and restrict the use of fees collected to capital improvements only.
 - Motion to amend did not pass by a vote of:
 - 10 No (D1, D3, D4, D5, D6, D8, D10, D11, Secty, VP)
 - 3 Yes (D7, D9, Treas)
 - 1 Abstain (D2)
- The initial motion passed unanimously without revision.

A motion was made by Lee Schlafer, seconded by Bobby McDonald, to adjourn the meeting. The President declared the meeting adjourned at 8:50 pm.

Dated: 10/17/23


Secretary

Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
July 11, 2023

Present: Jim Manzolli (JM), Jim Ganis (JG), R. Hankey (RH), Ellen Janice Nachbar (JN), L Hartley (LH)

A. Meeting opened at 9:30AM

B. Applications

Date	App No.	Unit No.	Name	Request	Member
6/12/23	92-23	523A	T. Ippolito	Replace all windows and sliding door	LH
6/21/23	94-23	56A	C. Romano	Replacement storm door	JG
6/26/23	95-23	111A	G. Davis	Replacement windows and interior remodel	RH
7/10/23	96-23	294B	A. Poniros	Replacement windows and interior remodel	LH
6/30/23	97-23	447A	S. Rosen	Gas fireplace insert and exterior gas out for BBQ	RH
7/1/23	98-23	661B	S. Saracena	Add LL window and LL remodel	RH
7/3/23	101-23	518B	T. Nukherji	Add exterior vent for kitchen remodeling	RH
7/5/23	102-23	539A	M. Sirochman	Interior remodeling with a vent less dryer on upper level	JN
7/7/23	103-23	644B	J. Moore	Replacement windows and interior remodel	LH
7/7/23	104-23	49A	M. Jankolovits	Replacement front storm door	JG
7/7/23	105/23	303B	N. Dreier	Interior remodeling	RH
7/9/23	106-23	131B	M. Cerritella	Add deck awning	JN
7/10/23	107-23	295B	E. Ferrari	Add radon system	JN
7/2/23	99-23	43B	R Olsen	Replace existing roof with a insulated roofing system	JM

C. New Business.

None

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 August 8, 2023.

Submitted,
 Jim Manzolli
 Chairman

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

20230703 COM COM MINUTES

Present: Mary von Ziegesar, Chris Albino, Tom Fuchs, Len Nachbar,
Bob Grosso

Absent: Dianne Binford, Bruce Pollock, Mark Rhatigan (vacation)

Meeting Called to Order @ 11:04 am in the NCB Board Room.

1. Update – Mary vZ
 - Minutes of the 06/06/23 meeting were accepted.
2. OVCA President – Bob Grosso
Nothing specifically to report,
3. OVCA Executive Director – Mark Rhatigan – on vacation
4. District Rules & Responsibilities Guide - Update - Tom
This guide has been updated to include the use of rob calls by District Reps for their districts. Tom to check with Myrna as to the need to send this to District Reps from the OVCA Secretary. If not, it will be sent by Com Com and the updated version uploaded on the ov website.
5. New Resident Orientation – Mary, Tom
New resident package revisions have been completed and will be reviewed at a meeting on 7/6 by potential committee members who may volunteer to function as greeters at the new resident meetings. A new resident questionnaire was reviewed with the intention of collecting new resident information which will be published in the Villager and on the OV website. Mary will review the document at the 7/6 meeting. The decision on whether to send the questionnaire through the District Reps or directly to new residents from the Com Com needs to be resolved.
6. Address Book/Directory – Dianne, Chris
Chris to download resident information from the website for comparison to Dianne's file on 7/6. The format of the directory entries for name, address, and phone # has been standardized and is now consistent. About 130 resident entries are believed to be erroneous and will be cleaned manually. Once the resident information is correct, printing a hard copy of the information will be discussed with Mark on July 13 and the quantity and format of the book will be left to him. The finished printed product is expected to be available not later than 8/15/23. Based upon a current printing bid, costs for 250 are expected to run from \$4.60 to \$5.00 per copy.
7. OV.Com – Chris
Chris, Carol King and Chrissy Smith have been successful in entering key information onto the website, but Chris explained that naming conventions are needed on the "S" drive. Bob stated that this is critical as the inability to easily find documents has existed for several years.

8. OV Connections – Mary, Len

Len continues to monitor the OV page. Existing parameters for use of the page will be reviewed. Currently, a resident still needs to abandon his administrative role, or a new OV Facebook page will need to be created.

9. OVTV Project – Bruce, Len

A meeting is needed with Bruce and Len to develop both programming guidelines as well as a review of general announcements. A sub-committee may be necessary to help address multiple issues including aligning the announcement of a programming schedule to coincide with the Villager's biweekly publication schedule (two weeks of programming at a time running from the 1st thru the 15th, and then the 15th thru the end of the month). The video equipment status will be pursued at the July 13 meeting (see below) with Mark and instructions for use will be drafted by Len. Guidelines for use will also be needed.

10. Villager Content – Mary, Tom, LPi, Bob Sabo

The scamming alerts supplied by Bob Sabo in the Villager were deemed valuable, perhaps as a monthly entry. It was agreed humor adds value to the Villager and should be interspersed throughout the Villager pages. Discussions of passwords and AI would be informative topics. Suspension of the frequency of printing some Villager copies during the winter months needs to be resolved.

11. Phone Book/Advertising – LPi – Tom, Mary

LPi is an advertising/communications consultant which may fulfill our needs to solicit advertising in the Villager and digitally. Additionally, they offer website design and support. A meeting is scheduled for July 13 with Mark to review their capabilities in fulfilling OV needs.

12. Other - Mary again thanked Chris and Dianne for their work on the address book and website, This issue's Caption submissions were voted upon. It was agreed that using a "\$" on the calendar to indicate a cost of an event would not be practical. An OV survey should be targeted for Sept, probably as an insert in the Villager.

The meeting was adjourned at 12:20pm. Respectfully submitted by Tom Fuchs

20230703 COM COM MINUTES

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Bob Grosso

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August 15, 2023 OVCA Board Meeting By-Laws Committee Report

The By-Laws Committee met once (July 24) since the last regular OVCA Board Meeting. The minutes from the July meetings have not yet been approved. When approved they will be forwarded to the Office.

The Declaration revision recommendation was reviewed by the OVCA Board in a Special Meeting on August 9. There is a motion on today's Board agenda to approve distribution of the recommended Declaration revisions to unit owners for their approval.

Submitted by: Myrna Mills Albino, By-Laws Chairperson

20230815 OVCA Communications Committee Written Report

To update you on our recent activities:

The ORONOQUEVILLAGE.COM WEBSITE: With the concerted focus of our energies on the Directory and the Phone Book ebbing, we are continuing to update and to organize the content on the site. The Documents area needs organizing and some files need expanding.

Also regarding the website, we now have GoogleAnalytics, which allows us to determine who, when, where on the site, and what on the site users are visiting. When we have gathered information, I will share it with you. For now, and because of updating, there have recently been three times as many visits to our Address Directory as to other places on the site.

The OV PHONE BOOK: As I write this, the Phone Book is at the printer. Again, Kudos to Dianne Binford and Chris Albino for their able expertise and devotion to this project – first combining the office databases, then uploading on the website, then organizing for the printing. Thanks also to Chrissy and Carol for their help. We will post the Phone Book on the website so residents may download it and keep it for easy reference front and center on their devices. We will advise everyone when it is available for pick-up at the office. One copy per unit.

THE NEW RESIDENT ORIENTATION MEETING is happening this Thursday, August 17th. This is a business meeting conducted by Mark, not a social meeting. We will deliver the updated New Resident Information Packet which we were charged to develop. Invitations have been extended and follow-ups made. The staff will be introduced. Residents will be guided through the rules and regulations by Mark, questions and concerns will be addressed. Also, if needed, we will help them sign on to oronoquevillage.com.

OVTV – we recently had another sub-committee meeting to discuss TV programming and in answer to some requests, we will be putting a Chiron – which I prefer to call a “crawler” on the bottom of the screen to scroll the content. We are scheduling the main programming on the hour and the half-hour, with “fillers” in between. We are looking forward to receiving the now-ordered video camera equipment so we can film and post OV activities. We are working on the Guidelines for the use of this equipment. We are also looking for Villagers with some video expertise. Stay tuned.

The VILLAGER – we are still discussing cutting down on the number of issues we produce during the winter months. I hope to focus on this option in the near future. We are also investigating expanding our advertising and consequently income. In terms of content, we have been asked to consider running some form of obituaries, recognizing our deceased residents. Again, we are discussing options, likely a short notice, the same for everyone, and authorized by the family. Finally, and on a lighter note, our Caption Contest has had little enthusiasm, except from a few humorous people, so we are giving it a last go, and if little response, we will stop running that column.

Two new projects: One is to update a 2018/19 flyer – geared to the public and to market OV. The other project is a new **RESIDENT SURVEY**. We are focusing on several areas of interest. For example, Demographics; Government; Management/Operations; Buildings/Grounds; Services; Communications. I invite any of you who have questions for which survey answers would be informative for us all, please let me know. Our timeframe for these project's completion is this fall.

Thank you for your attention.

Respectfully submitted,

Mary W. von Ziegesar, Chair

Minutes
House Committee Meeting
Thursday, August 3, 2023

Members present: Cheryl Dwyer, Chair; Barbara Minoff; Linda Eastwood, Maria Szalontay; Paul Maglione. Absent: Barbara Stewart, Sabine Curry

The meeting was called to order by Cheryl Dwyer at 10:00 am.

Our new member, Linda Eastwood, was introduced and welcomed to the committee.

A brief discussion was held regarding security system. It was noted that some family members and health care workers are using the pools without residents present because they have access to the residents' FOBS. Rules at the pool such as no food or drinks are not always being followed by these guests. We were told the pool committee is aware of this and will be discussing the issues.

A request for replacement of a broken 100 cup coffee pot in the South Clubhouse was approved. Maintenance will order it.

A discussion was held regarding the sound problems when using a powerpoint or video presentation. Ray Vermette sent a suggestion regarding possible way to resolve this. Ryan and Mark explained the complexity of the issue. They will be working with a sound expert to figure out solutions. Report will be ready for House Committee at the next meeting.

HDMI plugs (near stages) will be purchased immediately. Update of wiring is complex and will be also be discussed with experts. Left speaker (SCB) n ceiling between lounge and ballroom is not operable. Will be discussed with sound expert.

Repainting of the gym did not occur during the summer months. Ryan is planning to do this and will consult with House Committee regarding color selections.

Exhaust fan in SCB kitchen is broken and in the process of being replaced.

Report of sink in SCB front ladies room not working. Will be checked out.

The addition of new clubs in our Village and the robust social calendar of many groups has made finding dates on the calendar for events to be challenging. A meeting of all clubs/organizations will be held on **Wednesday, October 11th at 1:30 pm**, NCB main ballroom. One representative from each organization is requested to attend the meeting with proposed event dates (and alternatives) for the 2024 calendar year. The purpose of this meeting, which will be facilitated by House Committee, is to collaboratively plan dates for events for 2024 calendar. All clubs should be represented at this meeting. The decisions made at this meeting will be binding and used as a starting point for scheduling starting on November 1st by the office staff.

SAC is asked to send their requested dates for 2024 to House Committee Chair no later than October 3rd as they have priority. District reps and OVCA/OVTD should also schedule their 2024 meetings by October 3rd. **(This plan will be implemented if OVCA Board approves changes to Rules proposed by House Committee)**

A presentation was made to the House Committee by resident Bill Alletzhauser. He has been working on a proposal to build two shuffleboard courts near the bocce courts. Bill presented his plan. Bill has been discussing his proposal with the Executive Director. All House Committee members as well as Ryan and Mark are in favor of the concept. Bill will be providing more specificity to his plan and bring back to the committee. Once details are completed, the concept will be brought to the OVCA board for consideration and approval. Bill will be looking for funding in the form of grants and is willing to do the work for this.

It was noted by the Executive Director that the bocce court is in need of significant repair and will have to be rebuilt as there is rotting and other problems. This work would be done in conjunction with the shuffleboard courts to provide a type of sports complex featuring bocce and shuffleboard.

Respectfully submitted,
Cheryl Dwyer

Pool Facilities Committee Report

With half the pool season behind us, our committee met two weeks ago to discuss issues which we personally have noticed at the pools, along with items brought to our attention by residents. The end product was two pages of issues I wanted to share with Oronoque Management.

Two days later I met with the Executive Director, Maintenance Director, OVCA President and VP. The bullet points our committee discussed were presented to Management with immediate, short term and long term actions to be undertaken for the Pool operations.

Our committee, along with Management, are doing the best that is feasibly possible in addressing issues affecting the three pools. A common concern involves the monitoring of access into the pool areas, as well as clarity issues of the South Lap Pool.

With a little over a month and a half left before all pools are closed for the season, residents are reminded to please abide by the rules and regulations regarding pool usage. The key items are no food and only beverages in clear plastic containers, showing ones Pool ID issued by the Business Office for admittance into the Pool areas, guests must be accompanied by a resident, the respecting of pool property among other items.

I leave you with these two questions:

Why did the cantaloupe jump into the Pool

It wanted to become a "watermelon"

Why don't we allow elephants in Oronoque swimming pools?

Because they might let down their trunks

Bob Krakovich

Pool Facilities Committee Chairman



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 from RSF meeting on August 7, 2023

Present: P. Feick, C. Charmin, R. Archazki, J. Reece, B. Grosso, M. Rhatigan,
R. Hankey, N. Blagys

Regrets: B. Tanski, B. Conway

Chair: Nancy Blagys called meeting to order at 4:30 PM on August 7, 2023

Minutes from July 10 were already approved

Updates from Ryan: Pickleball

Divider net for PB courts 4 A & B adjusted: cost of net was \$390.

2 benches for PB delivered: cost \$150.

Cost to install PB courts #4 was \$34,500.

Ryan to get back to us as to what is in the RSF reserves since the PB courts installation Yearly , \$10,000 is set aside for RSF reserves.

Tennis:

The courts will be groomed every 7 to 10 days in house. There won't be an outside company grooming this year.

Wind screens for fence between courts 3 & 4 are on order & will be install as soon as they arrive. Sorry for the delay but money is there to purchase them. \$1800.00.

Ultimate Sports will be coming to look at tennis turf seam separation. Peter Feick will be invited to the inspection

Cement floor in tennis bleacher area will be replaced late fall or early spring & the bleachers painted. Shrubs that were removed by stadium fence will be replaced in the spring. Total expenses will come from Reserves

Tennis requested a back board to practice against, Ryan to get a price

The following were discussed : possible use of fob for courts and having a joint social event and guest policy. Tennis & PB officers will jointly write a statement of guest policy for the courts which will go into the Village upon Marks approval.

RSF will meet on Monday, October 2, at 4:30 PM in NCB Board room

Respectfully submitted

Nancy Blagys, Chair

