

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
Virtual Meeting via Zoom
January 16, 2024

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 7:05 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	Frank Spodnick	District 8	Sherry Bearse
District 3	Dina Glantz	District 9	Nancy Blagys
District 4	Isabel Torbert (alt)	District 10	Regina Archazki
District 5	Bobby McDonald	District 11	Len Nachbar
District 6	Lee Schlafer		

Reading of the Minutes of Previous Meeting

The minutes of the November 21, 2023 meeting was approved unanimously.

Read into the minutes the following Board vote which took place via email on January 8, 2024.

Motion made by Myrna Mills Albino, seconded by Lee Schlafer, to reschedule, for a final time, the January 9 Special Meeting of Unit Owners to January 31, 4:00 pm

- The motion passed by a vote of 10 Yes / 4 No
 - Yes (D1, D2, D3, D5, D6, D8, D11, VP, Sec, Treas)
 - No (D4, D7, D9, D10)

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

- Announced Kathy Stevens, Social Activities Manager

OVCA Treasurer Kenneth Colman

Reports of Committees

The following reports were read:

Architectural	Jim Manzolli
By-laws	Myrna Mills Albino
Maintenance	Jackie Freeman
Social Activities	Elaine Ficarra

Old Business

- Unit Owner vote on proposed Declaration amendment and the email motion conducted January 8 were discussed.

New Business

- None

Closing Forum

- None

A motion was made by Joanne Sutphen, seconded by Nancy Blagys, to adjourn the meeting. The President declared the meeting adjourned at 7:54 pm.

Dated: 3/20/24

Ma Mills Albino
Secretary

Oronoque Village Condominium Association
ARCHITECTURAL COMMITTEE
Minutes of Meeting
December 12, 2023

Present: Jim Manzolli (JM), R. Hankey (RH), Al DeLelle (AD), J. Ganis (JG)

A. Meeting opened at 9:30AM

B. Applications

Date	App No.	Unit No.	Name	Request	Member
12/12/23	156-23	622A	J. LeClair	Bathroom venting	AD
12/12/23	157-23	448A	P.Laros	Replacement guest room window	JG
12/12/23	158-23	498A	M. Utrers	Bathroom remodel	RH
12/12/23	161/23	605A	A. Danzberger`	Upper level storm door replacement	RH
12/12/23	162-23	275A	S. Csay	Replacement bedroom window	JG
12/12/23	163/23	566A	E. Ficarra	Replacement of two windows	JG
12/12/23	164/23	625A	R. Johnson	Deck expansion	JM
12/12/23	165A	156B	J. Altieri	Replacement of three windows	JG
12/12/23	167-23	195B	F. Ballaro	Add LL Door, replace slider and BR window	RH
12/12/23	169-23	635A	J.Katzen/R.DeNunizo	Install gas fireplace insert.	RH

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 January 9,2024

Submitted,
Jim Manzolli
Chairman

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

January 16, 2024 OVCA Board Meeting By-Laws Committee Report

The By-laws Committee moved to a weekly schedule to accelerate our progress and met five times since the last regular OVCA Board Meeting. The minutes of all meetings up until January 8 were forwarded to the Office for the files.

We have returned to a bi-weekly schedule and are ready to review Articles I - V with the attorney for feedback. Once complete, workshops will be scheduled with the Board to review the proposed amendments. The target remains February for beginning those reviews. It is dependent on attorney availability.

Submitted by: Myrna Mills Albino, By-Laws Chairperson

20240116 1 OVCA Communications Committee Written Report

First off, I am taking this opportunity to thank you for your support of our Committee's efforts. We accomplished several big projects which had been years in the works, notably the on-line CALENDAR and the on-line DIRECTORY and an updated NEW RESIDENT INFORMATION PACKET, plus the hosting of an Orientation meeting for new residents. We've worked hard, especially on many improvements on our OronoqueVillage.com's private side. I am proud of our accomplishments and of the work our committee members and numerous volunteers have contributed. As we move forward, my very best wishes to each of you for a healthy and, as a friend suggested, a hopeful 2024.

Committee Housekeeping - At our first meeting of 2024 and as in the past, I requested that each member of our Communications Committee sign the Code of Ethics, which I trust each of you on the OVCA Board has also signed. I appreciate this affirmation of our responsibilities, as members of one of your Standing Committees. We also reviewed and updated our Communications Committee Strategic Plan which will be filed with our approved January minutes.

OVCA STRATEGIC PLAN regarding COMMUNICATIONS – I was invited to attend a meeting of the Strategic Planning Priority Team focusing on Communications and I appreciate the work I witnessed. I have invited that Team to attend an upcoming Communications Committee meeting. It is my intent to consider and to implement, as feasible, their suggestions, as well as any Strategic Plan Priority team's suggestions, moving forward.

OVTV – Channel 591 - We are working to get the TV station up and running. We want to have inviting and engaging content to attract viewers. We are planning a meeting with the sub-contractor for Optimum to discuss options and unused benefits included with our monthly service. We need to get residents' input on what and when they most want it from our TV station. If you know of any residents who have experience in this medium and who would be interested in joining a focus group please let me know.

The VILLAGER - My understanding is that the office has received very few comments about the test we are running this mid-month and February mid-month to promote the VILLAGER on-line and to have it printed only in small quantities and available for pickup at the office. I fully expect to hear from more residents after they notice the absence in their mailboxes of the magazine. I feel we have given good notice of this test in a variety of ways so it should not be a surprise. I am happy to explain this effort to anyone in your respective districts who has a question or concern. We invite any and all feedback from residents. Please also note that Neighbor-2-Neighbor (N2N) has offered to help deliver an issue to anyone not able to go to the office for a printed copy.

NEW INITIATIVES - We have several new and continuing initiatives this year. One main initiative involves OV Branding and the development of a Media Kit for not only to promote ourselves to the public, but also to attract advertisers to generate revenue. We are in the process of creating a preliminary brochure to replace outdated and non-existent materials. We are also committed to updating the content and to exploring options to make the public side of our website more relevant and informative. We are planning to invite more resident participation in these efforts by hosting sub-committees and focus groups to give us input. For example, and as with the TV focus group, we plan to seek the input from residents, including resident-Realtors and anyone with a PR background, on what information this brochure and an updated public website should include.

Finally, a statistic provided by Google Analytics tells us that 539 desktop/laptop computers and 258 mobile devices and 38 tablets were used in December to sign into the private side of our website. This suggests that the recent Survey's finding of how many residents use the website is understated, and that the number of users is higher than the 75% indicated. In the 2021 survey, 47% reported using the website.

Respectfully submitted,

Mary W. von Ziegesar, Chair

House Committee
Thursday, Jan. 4, 2024
10:00 am

SCB back cardroom: Note change of location

Rug cleaning update: Ryan

Cost of vinyl plank flooring back card room SCB: Mark

New Club Proposal: Cheryl

ETC: All

Paint selection: all

Ryan: please bring paint color wheel to the meeting.

We will be going into the gym during the meeting to further discuss paint colors.

MINUTES FOR 1/8/24 MAINTENANCE MEETING

NORTH BOARD ROOM – 4:00 P.M.

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

ACCEPTANCE OF MINUTES NOVEMBER 13, 2023 MEETING:

Minutes approved as written.

See Ryan's Report and Comments attached.

RYAN HANKEY'S REPORT AND COMMENTS:

23-24 PM Programs:

All programs on hold until Spring 2024 including PM, deck & entry painting and roof washing.

23-24 Leaf Removal Update:

With (4) larger sections instead of (9) smaller ones and previous weather, the crew will be completing (3) of the (4) sections this week. Due to snow storm, all crews will be on snow removal. With threat of incoming rain and wind storm this week, Section 4 is expected to start next week – weather permitting. Once completed and favorable weather, the crew will go back to earlier sections for a second round. Most areas in need of additional clean up are golf course facing and "wind tunnel" pockets. Maintenance is aware of these areas and will be completed through the winter. Maintenance Dept. does track leaf removal on a daily basis with a leaf map tracking system.

Club House Repairs:

Maintenance along with the help of an outside contractor will be painting the gym and Business Office. Updates have not been done since 2014 and well overdue. Maintenance has already updated the gym lighting to more energy efficient LED fixtures. Notification will be sent out to residents several days prior to the closing of the gym. An outside contractor will also be in the village on January 19 to shampoo the carpets in the South Club House.

Snow Removal:

The village received approximately 3 inches of wet heavy snow on 1/6 and 1/7. Salt crews treated main and secondary roads prior to the storm. Crews worked to clear the snow until early hours on Sunday morning and with a few hours break started back up at 5:30 a.m. Roughly 10.5 tons of treated salt and (25) bags of ice melt was utilized. The major complaint from the plow drivers was cars parked in undesignated areas causing difficulty plowing. Most issues were found in Districts 3 and 4. Residents need to be alerted to utilize their garages and clubhouse parking lots during storms. On 1/8 crews started clearing the 929 walkways and treating areas of refreezing with ice melt.

OV Snow Removal Responsibility Stats:

Main and secondary roads, cul-de-sacs and clubhouse parking lots – 10.6 miles.

Driveways and secondary parking spaces – 7.7 miles

All 929 walkways including clubhouse pathways – 12.4 miles

Total mileage = 30.7

See attached maps indicating plow drivers assigned to each section.

Driveway/Walkway Replacement:

Currently (16) high priority driveways – 20,000 sf
(35) normal priority driveways
(68) high priority walkways – 30,000 sf
(66) normal priority walkways

OV asphalt is replaced based on severity and concern for trips and falls and monitored throughout the year. Any repairs that can be done as a temporary fix will be made until the time of replacement.

JACKIE FREEMAN, MAINTENANCE CHAIR COMMENTS:**South Community Building Dumpster:**

Jackie spoke about people using the receptacle at the South community building for garbage. Putting chairs, tables, pots and pans on side of receptacle. Ryan said the South receptacle doors are locked and is monitored with a camera facing the entry door. Garbage bags are being thrown over the locked doors. Ryan said this is a horrible look and is only happening on the South side. Jackie asked the Maintenance reps to reach out to their residents that the clubhouse dumpster is not to be used for garbage and household items.

OLD BUSINESS:**E-bikes/E-Scooters:**

Jackie asked Dave Bingham if there were any new updates. Dave said there were no new updates by the town, state or fire marshal. He said if anyone sees an article to notify him. Al Comin asked why do we have to wait and Dave said right now we have nothing to back it up. Currently the count of e-bikes and scooters is a little less than 30. Catherine Violette asked about residents that live above garages. Dave said do we have them put in a smoke detector. Ryan said we would need to find the right way to address. Teresa Nilla asked what our insurance company says. Ryan said they have given us no guidance to date. Carole Plotnick asked if there was a fire in the garage. Ryan said it would be the homeowners insurance but above \$10,000 the master policy insurance kicks in. Dave Bingham said do we have them register with the office? What about electric cars? Al Comen asked about legal advice if we go ahead and adopt a proposal. Jackie asked the reps to write an appropriate point to put into a proposal – i.e. smoke/heat detector, etc. and bring to the February meeting. This will be under Old Business again and then Dave Bingham and his other committee members (Larry Hartley and Mike Anderson) will meet with Mark Rhatigan.

NEW BUSINESS:

Al Comen asked if the \$16,000 to hire Lemos has been used. Ryan said well past as Lemos was brought in (3) extra times. Al asked if, in the future, a larger dollar amount can be budgeted. Ryan said that could be done. Jackie said a good time would be closer to budget time to increase the budget. Mike Anderson had a few questions on driveway paving as some are shabby and cracked. He asked Ryan if a study has been done on how many driveways need to be replaced. Ryan said a study has not been done but it can be. Ryan did say when roads are replaced driveways are also done. Mike to talk with Mark and Ryan.

Al Comen asked about leaky roofs. Ryan said repairs are based on priority.

DISTRICT COMMENTS:

District 11 – Merrilees asked if doing leaf removal in sections works. Ryan said it speeds up the process by doing larger sections. She also told Ryan the back gate needs to be cleaned up. She also asked Ryan during the recent snow plowing where were the cars parked in undesignated areas. Ryan said in streets and on the grass. Navejo was a big problem.

District 10 – nothing to report.

District 9 – Teresa said she did not know cars should use the parking lots prior to snowstorms and thought it was after plowing.

District 8 – nothing to report.

District 7 – Carole Plotnick said Units 614 & 615 are having water flooding from run off from the golf course. Ryan said he met with the golf course mgmt. and right now sand bags are being used but the golf course is going to put in a curb so the water will go into a catch basin.

District 6 – nothing to report.

District 5 – Conrad said a huge branch came down behind Unit 252.

District 4 – nothing to report.

District 3- a large tree leaning over near brook on Seminole Lane and told resident to put in a work order. Also a AAA article on E-bikes was given to Dave Bingham.

District 2 – nothing to report.

District 1 – nothing to report,

ALTERNATES:

District 9 – Andy said the yard next to the Blackhawk garage is an eye sore and needs to be cleaned up. Ryan said a new fence will be put up.

District 7 – Marilyn asked when an email is sent to the office and they are out, can an “out of office” reply come back. Ryan will see if that is possible. Also asked if the South side feeding animals is still a problem. Ryan said it has been resolved.

Prior to the meeting adjourning, Ryan made a request that reps ask the residents not to walk their dogs on the roads during snow plowing and use the grass areas. With the recent storm, plow drivers could not see pedestrians.

ADJOURNMENT:

The meeting adjourned at 5:05 p.m.

NEXT SCHEDULED MEETING:

Monday, February 12, 2024 – 4:00 P.M. – NCB.

Respectfully submitted,

Carole Fitzgerald, Secretary

ORONOQUE VILLAGE MAINTENANCE COMMITTEE MEETING

January 8, 2024, 4:00 P.M. – NCB

EXTRA
COPY



Meeting called by: OVCA

Type of meeting: Maintenance

Chairman: Jackie Freeman
Vice Chair: David Bingham

Recording Secretary/Notes:
Carole Fitzgerald

AGENDA

- Minutes from **November 13, 2023**
- Ryan Hanke's Reports and Comments
- Mark Rhatigan's Comments
- Jackie Freeman, Maintenance Chair Comments
- Old Business
- New Business:
- District Comments
- Adjournment
- Next Scheduled Meeting **(February 12, 2024)**

**MINUTES FOR 11/13/23 MAINTENANCE MEETING
NORTH BOARD ROOM – 4:00 P.M.**

ATTENDANCE: All districts represented with the exception of District 5. Ryan Hankey, Maintenance Director and Mark Rhatigan, Executive Director, also present. Dennis Caffrey, OVTD Liaison, not present.

ACCEPTANCE OF MINUTES OCTOBER 16, 2023 MEETING:

Minutes approved as written.
See attached Ryan's Report and Comments.

RYAN HANKEY'S REPORT AND COMMENTS:

23-24 PM Program Update:

To date all (46) units refurbished and painted, (32) units out of the (80) scheduled remain to be completed in Spring 2024. The program on hold until March/April 2024.

23-24 Deck Entry Cycle Update:

The (100) units slated for the North completed. The South will commence mid-Spring with (100) units in Districts 2 and 3. Maps will be released in March 2024.

2023 Leaf Removal Program:

Currently on schedule. Section 1 is currently halfway through. Lemos Landscaping will be assisting our crew on Monday and Tuesday to accelerate the clean-up. This fiscal year roughly \$16,000 has been budgeted for outside contractors to help assist in leaf removal. Grounds crew will continue leaf clean-up into early Spring as long as winter weather will allow. A mobile team will attend to various calls for leaves blocking walkways and garage side entry points. As requests come in, a daily list will be formulated. If a request comes in later in the day, the crew may not be able to respond until the next business day.

Gutter Cleaning:

Will begin Monday, November 20 by our outside contractor and will start at the top of North Trail (D10 & 11). It will take approximately 2-3 weeks to complete the entire village.

Fall Facility Closure Update:

All pools have been winterized. Pool furniture will be stored in the pump houses, sprinkler lines drained and winterized and water fountains relocated indoors. The RSF (racquet sport facility) closure scheduled to begin week of December 5 with a closing date slated for December 9. Mini farms winterized and hoses put away,

OVMD Winter Prep:

OV snow removing equipment being prepped. Salt spreaders being outfitted with new internal parts, plows being mounted. Snow blowers being serviced and snow stakes will be placed throughout the community the week of Thanksgiving along with salt bins for both clubhouses. If any resident wishes to have a specific area staked off other than what is identified by staff, please call the Maintenance Office and schedule a time for the driver to meet and discuss the area.

Snow Removal Procedures:

Removal procedures attached in Ryan's report. An article will also be published in the December 1 Villager regarding the overall snow removal operation.

New Hire:

In an attempt to bring in much needed help to the Maintenance Dept., Management is utilizing Insperity, our third party professional employer organization, to assist in finding the right candidates for several open positions in the Maintenance Dept.

Paving Project Update:

The locations repaved this Fall have been completed. Prior to paving Dakota Lane, Burns crew excavated and repaired several damaged sections of the storm water drain that runs under Dakota. All camera video shows the storm drain is free of obstruction and in good operation condition. As we wrap up the South side paving, there are a few things to keep in mind. The concrete trash receptacles will be placed in their respective locations starting the end of this week. Disturbed lawn and landscape will be restored in early Spring.

Buckskin Sanitary Sewer Line:

The Town of Stratford has contracted Burns Construction to replace roughly 300 feet of sewer line that starts just off the eighth fairway to Buckskin Lane. During the excavation, a collapsed section of the old sewer line failed causing a backup in a unit. Maintenance was alerted and quickly responded. A water main supplying water to roughly (10) units was damaged during excavation as well and quickly repaired, Town officials were contacted to make sure no cross contamination had taken place. Water testing was done by Aquarion and test results show that no bacteria was found. This is a town project and should be completed within the next few days.

MARK RHATIGAN'S COMMENTS:

Mark provided a preliminary draft letter from Becht Engineering on the roof study (attached). He said our current process of replacing roofs is adequate as it is cost prohibitive to replace entire roofs. Mark said he will be receiving the complete report within the week. He and Jackie asked the Committee to read the letter and submit to her your observations/questions and she will put it under "new business" for the next meeting.

JACKIE FREEMAN, MAINTENANCE CHAIR COMMENTS:

Jackie thanked Maintenance for the signage on Agawam for curbs. She also said regarding the roadway in her district, the residents are happy.

Jackie asked Ryan for an update on manpower. Ryan said, at present, there are (5) grounds crew plus the supervisor and are in need of (3) additional.

OLD BUSINESS:**E-Bikes and E-Scooters:**

Dave Bingham reported the article has been condensed and will be published in The Villager.

NEW BUSINESS:

None.

DISTRICT COMMENTS:

District 11 – nothing to report.

District 10 – nothing to report.

District 9 – Teresa asked about gutter cleaning. Ryan said gutter cleaning will begin on November 20. Gutters will be cleared and all leaves removed will also be cleaned up.

District 8 – nothing to report.

District 7 – Carole asked about Section 2 leaf removal. Ryan said the crew is halfway through the South.

District 6 – Paul said there are quite a few lamp posts out on Bison making it very dark. He said he had contacted residents to put in a work order a couple of months ago and only one or two did. He asked if he could mark the lights with a pink ribbon. It was agreed it was a good idea. Once the ribbons are hung, Ryan said to contact Maintenance and they will replace the bulbs.

District 5 – no one present.

District 4 – Jackie asked about a water main break on Chickasaw. Ryan said there was a break and Burns did a temporary patch and will check with Burns. It was asked why residents were not notified. Ryan said it happened at the same time as the sewer back-up and it was responded to quickly. Normally residents are immediately notified.

District 3 – nothing to report.

District 2 – Al asked about the water main flushing. Ryan said it has been put off on Dakota Lane due to paving. Al asked Mark about his input on reserves. Mark said he does give his input and prefers the threshold to be 2 ½ to 5% and not below. Jackie asked if the Maintenance Committee can make a recommendation once the reserve study is completed. Mark said absolutely a recommendation can be made to both the OVCA and OVTD boards. Al also asked about residents that do their own leaves. Ryan said right before Thanksgiving, crews will start tackling areas where there are piles of leaves.

District 1 – Larry asked if UI boxes can be painted. Mark said we do not own them and UI will not let us touch them. Mark told Larry to let Ryan know which ones are eyesores. Larry asked if the agenda and comments can be sent out the Friday before the meeting so the Committee can read them and, therefore, Ryan would not need to at the meeting. Both Mark and Jackie said the current process will stay as is.

ALTERNATES:

District 3 – Nick asked if all the UI boxes are in service. Mark said they all should be active. Nick said there are (2) boxes on Dakota of which one is older and the other newer. Ryan will look into if both are in use.

District 7 – Marilyn asked about the pipes on Cherokee. Ryan said they all are clear and lined and are like brand new pipes.

District 8 – Pat asked about water line breakage. Ryan said this is always a concern but Maintenance has a good handle on it.

ADJOURNMENT:

The meeting adjourned at 4:55 p.m.

NEXT SCHEDULED MEETING:

Monday, January 8, 2024. There will be no December meeting.

Respectfully submitted, Carole Fitzgerald, Secretary

January 8, 2024

To: Maintenance Committee
From: Ryan Hankey, Director of Maintenance
Subject: Monthly Report

- **23-24 PM Programs:** All programs on hold until spring 2024, to include PM program, deck & entry painting, and roof washing.
- **23-24 Leaf Removal Update:** With the 4 larger sections instead of 9 smaller ones and previous weather cooperation, the crew will be completing 3 of the 4 sections this week. Due to the recent snow fall, all crews will be on snow removal until the snow has a chance to melt. With the threat of an incoming rain and wind storm this week, we are expecting to start section 4 early next week – weather permitting. Once completed as favorable weather continues, the crew will go back to the earlier sections for a second round of leaf and stick clean-up.

Most areas in need of additional clean-up are golf course facing and “wind tunnel” pockets. OVMD is very aware of these areas, and they will be completed as we progress through the winter.

Keep in mind, our department tracks leaf removal on a daily basis. We have a leaf map tracking system where we update the areas that have received leaf removal, what the weather conditions were like, how many staff and what equipment may or may not have been available, and other outside factors that impacted our schedule.

- **Club House repairs:** The Maintenance Department along with the help of an outside contractor, will be painting the gym and Business Office. Updates have not been done since the remodeling of the Club Houses in 2014 and are well overdue. Maintenance crews have already updated the Gym lighting from incandescent to more energy efficient LED fixtures. Notification will be sent out to the village several days prior to the closing of the gym for

upgrades. An Outside contractor will also be in the village on January 19th, to Shampoo the carpets in the South Club House.

- **Snow Removal** The village received approximately 3 inches of wet heavy snow for our first snow fall for this year on Saturday 1/6 and Sunday 1/7. Salt crews were here a few hours prior to the storm treating all main and secondary roads, and by 8 pm Saturday evening, all hands were on deck. Crews worked efficiently to clear snow from all main and side roads along with parking lots and priority walkways until the early hours of Sunday morning. After only a few hours break, crews started back up at 5:30 am to continue the clean up of all roads, parking lots, driveways, secondary parking spots and priority walkways. We utilized roughly 10.5 tons of treated salt and 25 bags of ice melt. The one major complaint from our plow drivers was that cars were parked in undesignated areas causing difficulty when plowing roads and driveways. Most of these issues were found in district 3 and 4. Please continue to alert residents in your district to utilize their garages and clubhouse parking lots during the time of these storms.

As of Monday 1/8, crews have started clearing the 929 walkways of snow and treating any areas of concern for refreezing with ice melt.

OV snow removal responsibility stats:

All main roads, secondary roads, cul-de-sacs and clubhouse parking lots:
1,122,032 square feet = 10.6 miles

All driveways and secondary parking spaces:
488,434 square feet = 7.7 miles

All 929 walkways to include clubhouse pathways:
262,020 square feet = 12.4 miles

Total milage = 30.7

➤ **Driveway/walkway replacement-**

OV currently has:

16 high priority driveways estimating 20,000 sf

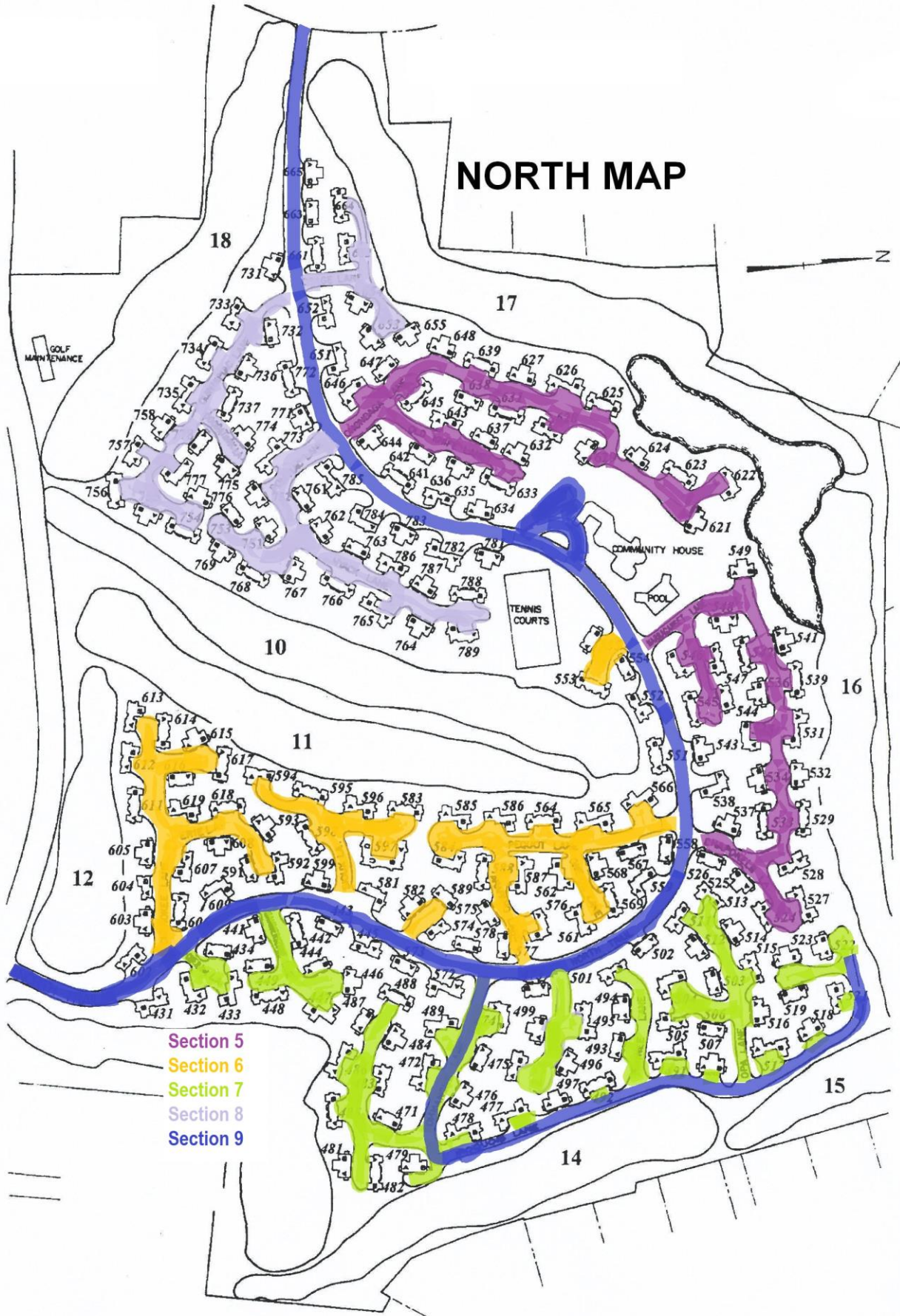
35 normal priority driveways

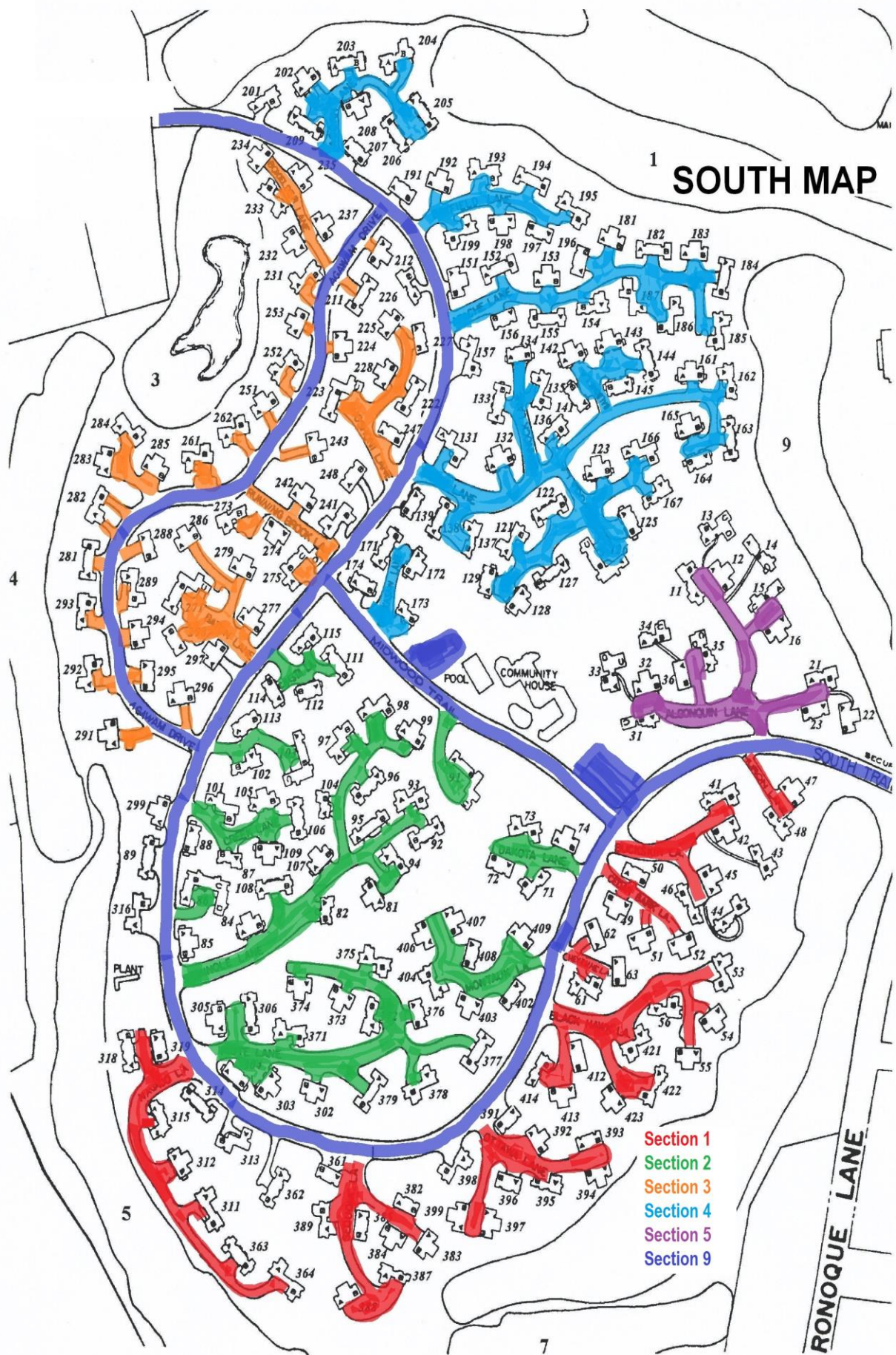
68 high priority walkways estimating 30,000 sf.

66 normal priority walkways

OV asphalt is replaced based on its severity and concern for trips and falls and are monitored throughout the year. Any repairs that can be done as a temporary fix will be made until the time of replacement.

NORTH MAP





OVCA Treasurer's Report for the six months ending December 31, 2023

Income

- 1) Common charges billed were \$2,791,747
- 2) Interest income was \$4,669
- 3) Other income was \$15,483
- 4) Communications advertising income was \$10,208

Total income was \$2,822,630 which was \$1,766 over budget due to higher other income from both room rentals and resale package fees.

Expenses

Total year to date expenses were \$2,913,095 leaving a six month deficit of \$90,465 that is \$81,222 less than budgeted. Total payroll and related expenses are almost \$128K under budget, with headcount currently running 4 below budgeted manpower levels. Only partially offsetting is the \$58K overspend in regards the preventive maintenance program. While we have completed 47 units or 59% of the full year budgeted 80 units, the average cost per completed unit is running about \$1240 over budget.

Reserves As of December 31, total monies set aside are \$1,126,732 with 63% of the total in the roof reserve.

Delinquencies As of December 31, there were 11 units with common charge balances over 60 days past due totaling \$37,302. Of the total, \$3,764 was received last week and two units owing \$10,077 have agreed to a payment plan with our outside attorneys.

Kenneth Colman

Treasurer

1/16/24

Social Activities Committee Report – January 2024

Social Activities Committee is hard at work on its slate of activities for 2024. Upcoming, March 9, stay tuned for details on Trivia Night 2024! Returning by popular demand, get your fellow teammates together to vie for prizes and enjoy the fun as we ask you to wrack your brain to come up with the answers to some fun questions.

On June 8, SAC will once again honor our fellow Veterans who live in the Village and welcome the start of the summer season. On Saturday, August 17, the annual Oronoque Pool Party will take place at the South Clubhouse — it's the social event of the season! By popular demand, the Dog Parade will be coming back for its second year on Saturday, Sept. 14, rain date Sunday, Sept. 15. And, the annual New Residents' Reception will be held Sunday, October 27 from 3-5 p.m.

Five O'Clock Somewhere continue every first Friday of the month at 5 p.m. in the North Clubhouse. We encourage everyone to stop by, bring an appetizer to share and your libation of choice and meet and mingle with your fellow Villagers. Next one is February 2. See you there!

SAC always welcomes volunteers to help out with upcoming events. Please contact SAC Chair Elaine Ficarra at ekficarra626@gmail.com to volunteer.

Respectfully submitted,

Elaine K. Ficarra