

MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS
North Clubhouse, 600 North Trail, Stratford, CT 06614
March 19, 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 Vice 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	Absent
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 (absent for vote)
District 4	Bob Krakovich	District 10	Regina Archazki
District 5	Sue Schettini (alt)	District 11	Len Nachbar
District 6	Lee Shlafer		

Reading of the Minutes of Previous Meeting

The minutes of the January 16, 2024 meeting was 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's Message read by VP Dick Steinfeld.

Executive Director Mark Rhatigan

OVCA Treasurer Kenneth Colman

Reports of Committees

The following reports were read:

Architectural	Read by Dick Steinfeld
By-laws	Lee Shlafer
Maintenance	Jackie Freeman
House Facilities	Cheryl Dwyer
Communications	Mary von Ziegesar
Racquet Sports	Carolyn Charnin

Old Business

- A tax appeal overview and update were presented by Ray Vermette.
 - A motion was made by Ken Colman, seconded by Lee Shlafer, to permit up to an additional \$25,000 in legal spending over the next three months to support the property tax lawsuit versus the Town of Stratford. The motion passed unanimously.

New Business

- A brief update was given by Myrna Mills Albino on OVCA actions in response to Strategic Priority Team recommendations.
- The end-to-end plan for the vote on the annual OVCA Budget was presented to the Board by Myrna Mills Albino. No issues were raised.

Closing Forum

- Minna Barrett, 397A Ottawa Lane, asserted that cohesion is the critical factor for Board leadership.

A motion was made by Lee Shlafer, seconded by Ken Colman, to adjourn the meeting. The Vice President declared the meeting adjourned at 8:38 pm.

Dated: _____

4/17/2024

Myrna Mills Albino
Secretary

Tax Appeal Report to OVCA Board of Directors

At its Board Meeting on March 19, 2024

Raymond Vermette 388A Sequoia Lane

I have been asked by Mark Rhatigan and President Robert Grosso to address the Board of Directors on the status of OVCA's two tax appeal proceedings against the Town of Stratford, one being directly to the superior court and a second to the Board of Appeals, as well as the events that have occurred since December when the Superior Court at New Britain issued a request for OVCA and representatives of the Town to prepare our respective positions for a pre-trial conference. I will also briefly review activities that we will have to address in preparation for this important pre-trial event scheduled to be held on April 18th.

President Bob Grosso reported in previous messages about the legal activities that took place before the end of December and the reason for OVCA's lawsuit. The lawsuit concerns the Town's current assessments applied to the North and South Clubhouses, which in OVCA's opinion are illegal and unjustified and result in property taxes that OVCA pays annually to the Town of Stratford in the amount of about \$95,000. Oronoque Village is from all available information the only condominium development in the state of Connecticut in which the local municipality taxes the condominium association's community buildings and recreational facilities. OVCA's Clubhouses and swimming pools would be considered Common Elements in any other condominium community to be used by Unit Owners and residents to serve their interests free of property taxes. If unchallenged, Stratford will require OVCA to continue paying the property taxes on its two community Clubhouses in ever increasing amounts until Oronoque Village no longer exists.

This evening, I will also report on events that occurred approximately fifty years ago during the construction of Oronoque Village that were unique to the Village's development at the time and caused the current situation that OVCA

is presently dealing with. This is the same information that we communicated recently to Stratford's representatives who are involved in addressing our lawsuit against the Town. Chris Bargas, the principal developer, also caused similar problems with Oronoque Country Club that resulted in lawsuits initiated by various Unit Owners and later by OVCA in the late 1980's and into 1990's. OVCA's lawsuit against the Bargas family led to a Settlement Agreement in 1992 which placed covenants on the Country Club's deed that restrict how the golf course and clubhouse are to be used and maintained.

On February 6, 2024, Mark Rhatigan, Bob Grosso and I met in a telephone conference with our attorneys from Murtha Cullina and discussed submitting an application to Stratford's Board of Assessment Appeals, BAA, for each of our Clubhouse parcels. The BAA is a separate board in the Town government and is independent of the Department of Assessors. Its members are volunteer residents that have experience in real estate sales. The Board's purpose is mainly to decide on tax abatement appeals. In addition to having filed last Fall a lawsuit in Superior Court against the Town, we were advised by our attorneys to file the appeal applications with the BAA as a procedural step in the legal process of addressing our complaint. The two applications were completed and submitted by our attorneys on February 14.

The first application addressed the Town's fair market value of \$1,723,800 assigned by the assessors to the South Clubhouse on 2023 Grand List. The second application addressed the Town's fair market value of \$1,516,900 assigned by the assessors to the North Clubhouse on the Grand List.

In both applications, we assert the following facts which are the same arguments for our lawsuit: ---that "each Clubhouse has \$0 fair market value, and that each Clubhouse has been overvalued and over assessed for several years because each property consists of common areas to which only Unit Owners and the surrounding condominium association have restrictive rights to use. As such, the Clubhouses are encumbered by easements and other restrictions such that they have only nominal value. Moreover, each Clubhouse's market value is reflected in the values of the

Unit Owners' respective properties. Finally, the Clubhouses have been unlawfully taxed pursuant to section 47-204 of the Connecticut General Statutes because the two Clubhouses and their facilities are part of the common elements for the Condominium Association."

Connecticut's Condominium law, Section 47-204, states that each dwelling unit that has been created together with its interest in the common elements constitutes for all purposes a separate parcel of real property, and each unit shall be separately taxed and assessed. No separate tax or assessment may be rendered against any common elements for which a declarant has reserved no development rights. Therefore, the state statute recognizes that the values of all the common elements in a condominium are reflected in the individual market value of the dwelling units which are taxable by the municipality. Therefore, OVCA having to pay property taxes in the amount of \$95,000 annually on the two Clubhouses causes the Unit Owners to pay double taxes for the Clubhouses which is contrary to Connecticut law.

On February 28, and as we expected, the Board of Assessment Appeals denied our appeal and recommended that OVCA takes its appeal requests to the Superior Court for a decision because the appraised value on each Clubhouse is more than \$1,000,000. Our attorneys have 60 days to serve the Town with a new summons and complaint. We will decide on the appropriateness of this strategy after the pre-trial conference on April 18.

In the meantime, the principal event that Mark Rhatigan, Bob Grosso, and I have addressed since the first week of January is our response to a set of 37 questions, called Interrogatories. As a result of the Superior Court's order to proceed with discovery, the Town of Stratford in preparation for a pre-trial conference employed before the Holidays a specialized real estate appraisal firm, Vimini and Associates of Bridgeport, and a real estate attorney from the law firm of Marino, Zabel and Schellenberg. We received a set of 37 questions from them in early January, and I was asked to join Bob Grosso and Mark Rhatigan in preparing responses to each question in the Interrogatory.

By researching Stratford's Land Records, starting from January 1970 when the developers, Chris Bargas, Norman Haflich and Thomas White, received permission from the Town to build Oronoque Village; by analyzing Stratford's special Zoning Ordinance, 4.1.6.12, which established a distinct Oronoque zone or District and defined how the developers' 304 acres of land were to be used to build the Village, allowing for the construction of 929 condominium dwelling units together with a golf course, three community buildings, tennis courts and other amenities to serve primarily the interests of Unit Owners and residents; by understanding applicable sections of the Connecticut's laws that govern the formation and regulation of condominiums after a property has been developed; by studying various Superior Court decisions resulting from lawsuits brought by OVCA over the years against the three developers; and, by summarizing the actions that OVCA has taken since 2012 to acquire ownership and control of the two Community Buildings, called North and South Clubhouses and their facilities, we prepared a mosaic of facts and information with specific references to each document from the various sources in the public records used in addressing each of the 37 questions. In addition, we provided copies of original surveyors' maps, plot plans, contracts, leases, declarations, agreements, and Stratford's special zoning code provisions to educate the reader and define for the Town's representatives why we believe OVCA's two Clubhouses are incorrectly assessed and why we think their market value should be Zero, and they should be removed from Stratford's Grand List of taxable real properties.

In late January our attorneys were notified that the Town's special attorney, two members of the Town's consulting appraisal firm, and Stratford's Assessor wanted to meet and view the two community Clubhouses. The three of us, together with OVCA's accountant, Diane Roche, and our attorney, met on February 22 in Mark Rhatigan's office and before our written responses to the Interrogatories were submitted to their attorney. The members of Stratford's delegation expected us to petition for a tax abatement possibly because of factors like presence of wetlands, special covenants, etc. that would lower the fair market value of the two Clubhouse properties. We told them none of

those types of factors applied, and our lawsuit contends that the two Clubhouses have NO market value because they are and have been treated since the early 1970's by the Unit Owners as Common Elements. The Clubhouses are an integral part of the condominium, and they support the many activities of Oronoque Village's residents. For over fifty years, they served the purposes which Stratford's special Zoning Code, 4.1.6.12, allowed when they were permitted to be constructed and opened for use by the residents in January 1972 and July 1975. The Town's representatives visited each room in both Clubhouses, took photos and copious notes, but much of the formal meeting was devoted to discussing the reasons why OVCA was required to pay the developers' property taxes on the two Clubhouses and why the Clubhouses should no longer be taxed by Stratford now that OVCA owns the Clubhouses and facilities. The same information was conveyed in writing on March 1, 2024, in our responses to the Interrogatory's thirty-seven questions.

The following information is a summary of what Mark Rhatigan, Bob Grosso and I provided the Town's representatives:

The problems that OVCA is addressing today in its complaint against Stratford result from the unique actions of the Developers back in 1971 through 1976. Because of a "Defect" in Connecticut's Condominium Law, Chapter 825, that existed at that time, the Developers retained ownership rights and privileges to the Two Clubhouse Parcels to provide a future income stream for themselves and their families rather than identifying the two Community Clubhouse Parcels as Common Elements and Declaring them under the provisions of CGS Chapter 825 with other common elements.

The Developers and their agents devised a ninety-nine-year lease with specific terms and conditions, called Community Facilities Lease. They and their agent(s) signed the lease on June 19, 1971, and attached it to Condominium No 1 that they formed on the same date before any unit owner took possession of his/her unit. They also

executed the same Lease agreement for each of the other twenty-four condominiums that they established between 1971 and 1976 as the construction was taking place in different sections of the Village. In the agreement, the Developers were identified as “Landlords” and each of the twenty-five-condominium associations were the “Tenants”, and the developers and their agent signed the agreement for both parties. The Community Facilities Lease agreement was fully disclosed, summarized, and incorporated as Article 14 in each Declaration. The full 39-page lease was appended to each Declaration as Exhibit E. The Community Facilities Lease required the “Tenants” to pay the “Landlords” a monthly rental fee for a ninety-nine-year period, until August 31, 2071, for the use of the Two Clubhouses and facilities, and to pay the Landlords’ yearly property taxes owed to the Town of Stratford as a result of the Property not having been turned over to the Unit Owners and made a part of the condominium. The Developers also retained certain rights to the Clubhouse Property’s development. In addition, the agreement required the Unit Owners, as “Tenants” , to provide fire, liability, and comprehensive insurance protection; to maintain, repair and light the Properties to the satisfaction of the Landlords; to be responsible for all the operational expenses of the Clubhouses and the associated recreational facilities; and finally to treat the two Clubhouses and facilities in the same manner as if they were part of the condominium’s Common Elements even though the developers/declarant retained ownership of the two Clubhouse parcels.

When OVCA was formed in September 1978 by the consolidation of twenty-five condominium associations into Condominium Number One, OVCA assumed the responsibilities as “Tenant” for the provisions stipulated in the Community Facilities Lease for the years remaining in the 99-year term of the agreement. OVCA paid the Developers \$316, 680 annually in rent, paid the annual

Developers' property taxes, amounting to more than \$85,000 per year plus paid all other expenses previously mentioned. Periodically over the years since 1978, the Unit Owners became more concerned with the burdens imposed on them by the Lease as being excessive, possibly illegal, and overly favorable to the Landlords. OVCA filed a lawsuit against the Developers in August 2012 in Superior Court of Fairfield at Bridgeport claiming, in brief, that the Community Facilities Lease to be invalid because it violated the provisions in section 47-74c of CGS Chapter 825, and the Lease was also thought to be unconscionable.

Section 47-74c provides, in relevant part: "The developer/declarant shall not retain ownership of, and lease or otherwise require payment for the use of the recreation facilities nor shall the declarant convey such recreation facilities to any person other than to the unit owners of the condominium served by such recreation facilities, which shall be common elements of the condominium within which they are located or which they serve"; --- etc.

A Judgement was issued on October 31, 2013, denying OVCA's claims, stating that the Developers/Declarant were within their rights to enter into a Community Facilities Lease with each of the condominium formed between 1971 and 1976 because the provision in section 47-74c cited by OVCA as prohibiting such action did not become effective until January 1, 1977, with the passage of Public Act 76-308 by the state legislature. Unfortunately, the legislation that corrected the defect in the state condominium law was too late to benefit the Unit Owners of Oronoque Village. The Court also determined that specific provisions in the Lease claimed by OVCA were not proven to be unconscionable.

Shortly after the Court’s decisions, OVCA, its leadership, and representatives of the Developers entered negotiations in 2013-2014 for the purchase and sale of the two Parcels described as the land, North and South Clubhouses with facilities, and parking spaces that were leased since 1971. OVCA purchased two parcels for \$4,700,000 with a loan from the Milford bank payable over 25 years at 5.0% interest, and OVCA acquired a Quitclaim Deed for the two Properties on August 13, 2014, two months before Chris Bargas died. Simultaneously on August 13, 2014, in a separate agreement, the Developers, their trustees and heirs terminated the Community Facilities Lease and gave up all their rights and privileges they had retained in the two parcels. In 2014-2015, OVCA invested about \$2,000,000 to upgrade and modernize the two Clubhouses. These loans are still being addressed today by OVCA.

OVCA’s Declaration was amended on September 12, 2016, to document that the Community Facilities Lease contained in its Article 10 is deleted in its entirety and the following is substituted in its place:

“On or about August 13, 2014, OVCA acquired the fee title to the Club Houses. Each Unit Owner shall have the right to use, occupy, and enjoy the Club Houses as a member of OVCA, subject to the Declaration, the By-Laws and such rules and regulations the Association from time to time adopt.” The amended Declaration was recorded on September 16, 2016, in the Stratford Land Records, Book 4008, Page 339.

We also emphasized in our conversations with the Town’s Representatives and in our Interrogatory responses that OVCA has never rented nor subdivided the Community Buildings for use by the public as a revenue source for OVCA, and furthermore, OVCA has No intention to develop, rent, sell or convert in the future the two Clubhouses and facilities for income generating purposes. OVCA,

however, does intend to continue using the North and South Clubhouses as Amenities to serve the social, educational, and recreational interests of the Unit Owners and residents and treat the Properties as Common Elements in accordance with Section 4.1.6.12.4 of Stratford's special Zoning Code which allowed for their construction initially. Based on Stratford's special case zoning code requirements and the Superior Court decisions related to OVCA's lawsuit against the Oronoque Country Club's sale in 1988 and subsequent Settlement Agreement which significantly encumbered the Country Club's deed with covenants, if OVCA wanted to sell either or both Clubhouses and facilities for purposes other than Community buildings, it would invite lawsuits from the Town or from Unit Owners which would limit or deny the sale. Therefore, in our opinion, the fair market value of the North and South Clubhouse parcels should be Zero, and they should not be taxed because they are Common Elements integral to Oronoque Village Condominium and its residents.

This information is an overview of past events and current ownership status. In looking ahead to our activities that need to be funded in the next few months, it is necessary to prepare for a pre-trial conference with the Superior Court at New Britain which is scheduled to occur on April 18. This conference is an important event in our Appeal process. From the information provided to the Court by both OVCA and the Town, and from questions and issues discussed during the conference, we will be able to understand the Town's perspective and to assess the relative strengths and weaknesses of our positions. That's one of the main reasons for the conference. OVCA will have a better idea of what future options and strategies might be available in our appeal against the Town. To prepare for the pre-trial conference, we need to employ a real estate appraisal expert who can be available and sufficiently prepared to answer questions from the Court if needed. Our attorneys will have to spend some time researching previous court decisions that have a relationship, preparing themselves with details and relevant information to represent OVCA's interest during the conference and be available to respond

to possible questions, objections or pleadings submitted by the Town's attorney or the Court. After the pre-trial conference, we may be required to provide the Court with a more detailed written appraisal from our expert appraiser and possibly submit a set of Interrogatory questions to the Town's representatives. The judge will have sufficient information from OVCA and the Town and an understanding of applicable laws at the pre-trial conference to render an opinion on the merits of our respective positions. The options could be to settle with the Town out of court, drop the lawsuit, or proceed to trial.

The costs for the legal activities in the next few months mainly involve hourly time and direct expenses for our attorneys and other experts to prepare and present required documents and responses from the Court and from the opposing side. If the Town's Assessor removes the two Clubhouses parcels from the Grand List because of our lawsuit, the Unit Owners would save approximately \$95,000 per year. The \$95,000 in taxes not collected from OVCA would be re-distributed by Stratford over the other 19,000 plus parcels on the Grand List that are taxable. OVCA may also benefit by recapturing some of the property taxes paid in the recent year if it wins the Appeal.

In conclusion, similar problems created by the original developers before 1977 were addressed with foresight, imagination, and resolve by OVCA's previous Board members and its leadership in 1988 to 1992 and again in 2012 to 2014, as the public record shows. Your current lawsuit initiated against the Town of Stratford addresses the last vestige remaining from the past when developers' self-interest decisions resulted in long-term consequences for the Unit Owners. The results of OVCA's lawsuit are intended to benefit both current Unit Owners and those owners in the future who will replace us as temporary stewards of Oronoque Village.

Tonight, you will be asked to consider a motion to fund the activities in our Appeal that will be addressed in the next three or four months. Hopefully, the information provided in this report will help you in arriving at your decision to support the motion.

Thank you for your time and attention.

20240312 Communications Committee OVCA Board Report

I am here with a red face because I was under the misunderstanding that there wasn't going to be a meeting tonight. My apologies. Since I emailed you and update, I'll be very brief here.

1. Welcome Kathy Stevens, our new staff member and Social Activities Director. She has contributed at our meetings, created terrific brochures, and is much appreciated by our Committee.
2. In an effort to improve and expand our marketing of OV, we hosted a focus group for Realtors this morning and we are hosting for new residents and possibly our advertisers tomorrow and in the near future. The purpose of these focus groups is to get feedback from them about what information is needed to better inform them, the public and prospective buyers about OV, and about how we can deliver this information to them. We are also examining opportunities for advertising OV and using our communication tools to generate more interest in OV as well as revenue.
3. The OVTV – Channel 591 status. This project is taking longer than anticipated. The office has received very, very few comments from residents missing the station. We have had several meetings regarding station, including a Zoom with Dimitri of Smart Communications, Optimum's subcontractor who provides the service. Kathy Stevens has taken a tutorial regarding the TV's operation. We look forward to having her input.
4. We are continuing our outreach to offer our clubs and associations the use of OV's video equipment. We have emailed all group facilitators about the availability of the equipment and asking for volunteers to help with the taping. We want to increase our number of videos and promote our amenities and activities.
5. Our test of The Villager's change in the number of magazines printed and the delivery system was completed on 1/15/24 and 2/15/24. We will give you a full report at our April meeting.
6. We are concentrating some of our efforts right now on outreach to New Residents.
7. On a personal note, I would like to recognize Mark and Myrna and the full Strategic Planning Management Team for their recognition of the work done by the priority/focus groups. The Communications Committee is reaping the benefits of the team lead by Tom Fuchs which examined our external marketing and communications. Thank you.

Thank you for your attention.

Mary W. von Ziegesar, Chair
203.767.9760
MvonZ@optonline.net

By Laws Committee Report

The By Laws Committee met several times during February and March to continue their review of the By Laws Articles. As of March 11th, Articles I through VI have been completed. Articles VII through XIII are due to be completed by the end of this month. Summaries of the substantive changes to each article are being prepared and it is our expectation that the proposed revisions will be submitted to the OVCA officers and Executive Director in early April. This will be followed by a review by legal counsel. Depending on the extent of changes resulting from those reviews, the proposed revisions should be available to begin a board review in late April or May. A red lined and clean version of the revised By Laws as well as summaries of all substantive changes by article will be made available to the board prior to the review process beginning.

Lee Shlafer
Chair By Laws Committee

There is increased popularity of E-Bikes and E-Scooters in the country, and in Connecticut. They have specific safety requirements, and special considerations regarding their safety. Currently there are no safety regulations in the State of Connecticut, or the Town of Stratford. We anticipate there will be more Oronoque residents that may wish to own an E-bike or Scooter. It is with this in mind that we wish to be pro-active and make some recommendations to address their safety in Oronoque Village.

These recommendations are:

- Owners of E-Bikes and E-Scooters should register them in-person at the North Community Building Office.
- At the time of registration, the owner will be provided with a list of safe battery charging and specific safety issues that effect these vehicles. The owner will sign a copy acknowledging that they understand the safety issues, and safe charging practices. The Office and the Unit Owner will each retain a signed copy.
- A smoke detector should be installed in the garage where the E-Bike or Scooter is charged. Recommendations from the Fire Marshal, as to placement, will be part of the list of safe battery charging practices. Whenever possible, if the Unit Owners has a hard-wired Smoke Alarm system in their unit, this detector should be connected to the system.

Safety considerations when purchasing and maintaining an E-Bike or E Scooter

- UL Rated Batteries (UL Standard 2271) and UL Rated Electrical Systems (UL2489) are important to look for.
- Replacement batteries should meet the manufacturers specifications and have UL approved standard 2271.
- Batteries should not be left to charge overnight.
- When storing an E-Bike for more than 30 days the battery should not be fully charged and should only be at 50% to 70% charged.
- E-Bikes should be stored away from flammable items and should not block an exit doorway.
- Any maintenance should be performed by certified professionals.
- If there is a fire from an E-Bike battery call the Fire Department immediately. Normal fire extinguishers are not effective in extinguishing them. The fire department does not recommend that non-fire department personnel try to extinguish them. Additionally, there are toxic fumes that are emitted from an E-Bike or scooter battery fire, which is why the Fire Department has their own specific protocols for extinguishing them.

As of this writing, E-Bikes sold in the USA with UL certification include: Aventon, Radio Flyer, Velotric, Juiced Bikes (Batteries UL Certified), Buzz Bicycles, Ecotric, Tesgo, and BeeCool, and Bikes with Bosch Motors.

**Minutes of the Racquet Sports Facilities Committee March 4, 2024
NCB Board Room 4:00 p.m.**

Attendees: Carolyn Charnin (Chair) Peter Feick, Bill Tanski, Mike Anderson, Jerry Reece, Ryan Hankey.

Regrets: Regina Archazki, Bruce Conway, Mark Rhatigan

Visitor: Kathy Stevens, Social Activities Manager

Meeting called to order at 4:00 p.m. by Chair, Carolyn Charnin.

Minutes from the November 6, 2023 meeting were previously approved.

Pickleball updates by Ryan Hankey, Director of Maintenance:

1. The gaps around the courts will be filled in with gravel by the first week of April.
2. We can do a temporary job in house filling the large crack between courts 5 A& B until repairs can be budgeted and evaluated by Hinding.
3. The smaller crack on court 4A will be evaluated by Hinding when they come out.
4. For the fall, Maintenance will regularly blow leaves off the courts on Fridays.
5. Trash and recycle bin pick up will also be on Friday.
6. New court clocks and shoe scrapers are ordered.
7. Wind screens will be put up before the first week in April, weather permitting.
8. New water fountain will be budgeted for the 24/25 FY. Cost estimates \$4,500.00 to \$5,000.00. without installation. Further discussions for July.

Tennis Updates:

1. Annual court grooming and seam repairs estimate by John from Southwest Greens of CT are targeted for March 29. Quote of \$3,318.00 is not firm as it does not include estimate for seam repairs, which will be done when they come out end of March.
 - 50-degree weather or warmer is needed for the grooming and seam repairs.
 - Transition pieces will be included between courts 3 & 4 at both ends of the fence.
2. Refurbishing the bleacher pad and bleachers is targeted for the last week in March. The asphalt will be torn up and replaced with concrete. Maintenance will make repairs to the existing bleachers and finish with a coat of paint. Cost estimate is still \$8,000.00.
 - Shrubs will be added to the Tennis area: Japanese white pine.
3. Tennis ball machine will be put in the Tennis shed for the first week of April.
4. Reminder to mowing crews not to mow around the courts from 8:00 a.m. to 11:00 a.m.

The next meeting of the RSF will be Monday, April 1st at 4:00 p.m.

Meeting adjourned at 4:30 p.m.

Respectfully submitted,

Jerry Reece

Finance Committee Minutes

March 18, 2024

Present: K Colman, L Clifford, T Becker (tax district), J Staley, J Myers, M Rhatigan, D Roche

Absent: N Donofrio, B Grosso

meeting started at 3:00 pm

the treasurer presented a spreadsheet that shows the estimated impact of the mandated August 2024 interest rate adjustment to the building loan from Milford Bank; all agreed that we should wait until the last possible moment to set a budgeted interest rate on this loan

the February year to date financials were reviewed and major income statement budget variances discussed

by unanimous vote, the committee voted to allow up to an additional 25K in tax lawsuit legal expenditures for the remainder of the current fiscal year

meeting ended at 4:00 pm

Ken Colman Treasurer

House Committee Minutes
March 7, 2024

Present: Cheryl Dwyer, Chair; Paul Maglione; Barbara Minoff; Maria Szalontay; Barbara Stewart. Absent: Linda Eastwood
Also Present: Kathy Stevens, Ryan Hankey, Mark Rhatigan

The meeting opened at 10:00 am. The gym painting is complete as well as the wall decal. Everyone present was very pleased with the result. Additional lighting was placed on the ceiling. Thank you to Ryan and his team.

It was requested by House Committee that the attendants be present both at the set up and the beginning of each event to assist with last minute needs (such as extra tables, audio-visual issues, etc.) Management said this will be reinforced with the attendants.

The walls in the business office are being refreshed. A 3D sculpture of the OV logo or approximation of OV logo is the desired feature for the blue wall. Dimensions would be approximately 40 inches in diameter. We would like it to be either a light wood or light metal color. Ryan and Mark will look for a company who can do this and report back to the committee.

The committee looked into replacing the carpet of the back SCB cardroom with luxury vinyl tile planks. This would allow for greater flexibility of use (arts and crafts, etc), be handicapped accessible for those who have difficulty climbing stairs to painting/crafts room, and prevent the continuous cleaning costs of \$300 each time. The committee chose Permshield's Rustic White Flooring. This will be a project that will take place at a later time, after other more pressing budget House items are handled by management.

It was determined after an assessment by fitness professionals and maintenance dept. that one of the elliptical machines must be replaced and cannot be further maintained. This is a priority item. House Committee has asked Mark to replace this machine as soon as possible as it is heavily used. We are asking residents for any input they may have on machine requirements.

We are in great need of replacement audiovisual equipment in both buildings. This is for the benefit of all OV programs, clubs, events. Attached is an analysis prepared by Chris Orrell. Additionally the tvs are now outdated and prevent use with some equipment. Nathan Sage is coming to analyze needs next week. House Committee formally requested Mark to consider placing \$10000 in budget for this.

There is an ongoing problem with the remotes and sound capabilities of the tvs. This has to do with residents inadvertently messing up the system requiring Geek Squad to come in to undo. Further discussion on this to take place at April meeting.

The ceiling stage lighting in the front of the SCB stage is very poor. It was not updated when the buildings were remodeled. It is affecting the visual quality of the many programs/shows/events on stage. We are recommending improved lighting system or addition of lights. Ryan will report at next meeting. We are hoping this will be a priority item.

Ryan presented drawing of small signs which state "No Private Party Use" to be put on doors in areas that are off limits to guests of private parties. Children/young adults at private parties have been going into areas such as billiard room, card rooms, ping pong room, etc. These will be ordered and displayed as soon as possible.

Respectfully submitted,
Cheryl Dwyer

**MINUTES FOR THE 3/11/24 MAINTENANCE MEETING
NORTH BOARD ROOM – 4:00 P.M.**

ATTENDANCE: All districts represented with the exception of Districts 5 and 11. Ryan Hankey, Maintenance Director, also present. Mark Rhatigan, Executive Director, and Dennis Caffrey, OVTD Liaison, not present.

ACCEPTANCE OF MINUTES FEBRUARY 12, 2024 MEETING:
Minutes approved as written.

RYAN HANKEY’S REPORT AND COMMENTS:

23-24 PM Program Update:

PM program will resume once the lumber order has been received and primed. PM crews will start at 282, which will complete all units on Agawam Drive. Currently there are (16) buildings (33 units) waiting to complete the program for the 23/24 fiscal year.

23-24 Leaf Removal Program:

The second round of leaf removal commenced in Section 1 on February 7. Progress slow due to the unfavorable weather conditions. Currently more than two-thirds of Section 1 has been completed and the remaining projected to be completed next week, weather permitting. Leaf removal will continue through early Spring until crews are needed for grass cutting.

Community Building Repairs:

Painting and repairs at the North and South Community buildings are close to completion. The Business and Accounting Office were painted over the weekend in an effort to not disrupt daily operations. The South gym has received its new upgrade. Walls repaired and painted along with an accent wall with an energetic wall logo.

2024 RSF Spring Prep:

Spring preparations for the racquet sport facility will begin the week of March 25, weather permitting. Outside contractors will remove deteriorated asphalt bleacher pad and replace it with a more durable concrete. Repairs will be made to the existing bleachers and finishing with a coat of paint by the Maintenance Dept. Southwest Greens of CT is scheduled for the last week of March to condition and repair the synthetic turf on all three tennis courts. Wind screens and the bleacher canopy will be installed the week of April 1, weather permitting.

Curbing:

Maintenance will be picking up broken curbs. Measurements will be done next week and replacement curbing will start in April.

JACKIE FREEMAN, MAINTENANCE CHAIR, COMMENTS:

Jackie brought to the attention of the Maintenance reps a proposed change in the By-laws where the Chairperson of SAC and Maintenance be appointed by the OVCA President. She said this is not in the By-laws yet and is a proposed change still in Committee. Currently the SAC and Maintenance Chairs are elected by the residents. She said she wanted the Committee to be aware of this proposed change.

OLD BUSINESS:

Dave Bingham distributed a preliminary recommendation on E-Bikes and E-Scooters and Safety Considerations (attached) to present to OVCA or Rules and Regulations. Larry Hartley had concern where E-bikes and E-scooters are in garages that are not under a resident's unit. Suggested a speaker or horn on the outside. Jackie said this write up is preliminary and once more direction is given by the Fire Dept., city, state and/or insurance companies, more items can be added. Al Comen said there is a German company who has a smoke detector for E-bikes and scooters for \$50.00. Jackie said this is a good recommendation to start with. She asked if the Committee would entertain a motion to the next step of giving this recommendation to OVCA or Rules and Regulations. Andy Vena made a motion and Carole Plotnick seconded. Motion carried with no opposed. Jackie will check out if this recommendation should go to OVCA or Rules & Regulations and notify the Committee.

DISTRICT COMMENTS:

District 1 – Larry said he went to play pool on Sunday and was disappointed in the cleanliness. Pool tables broken underneath, the trash outside along with a plastic bag near the door. Ryan said this would be taken care of.

District 2 – nothing to report.

District 3 – nothing to report.

District 4 – Jackie asked about debris and twigs. Ryan said his crew is picking them up as time allows. Also asked about the sand bags at the South building being removed. Ryan said there have been many visual complaints and the water entering the building has been resolved so felt they could be removed.

District 6 – all is good.

District 7 – all good.

District 8 nothing to report.

District 9 – nothing to report

District 10 – nothing to report.

Alternate Reps:

Nothing to report.

ADJOURNMENT:

The meeting adjourned at 4:50 p.m.

NEXT SCHEDULED MEETING:

Monday, April 8, 2024, 4:00 P.M. – NCB.

Respectfully submitted,

Carole Fitzgerald,
Secretary

OVCA Treasurer's Report for the eight months ending February 29, 2024

Income

- 1) Common charges billed were \$3,722,329
- 2) Interest income was \$6,539
- 3) Other income was \$18,823
- 4) Communications advertising income was \$13,022

Total income was \$3,761,206 which was essentially on budget as favorable other income from both room rentals and resale package fees was offset by lower advertising billings.

Expenses

Total year to date expenses were \$3,657,908 leaving an eight month surplus of \$103,298 that is \$74,065 greater than budgeted. Total payroll and related expenses are almost \$139K under budget, with headcount running 4 to 5 below budgeted manpower levels, and medical insurance under budget due to the HR Solutions takeover. 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 February 29, total monies set aside are \$1,152,093 with 62% of the total in the roof reserve.

Delinquencies As of February 29, there were 6 units with common charge balances over 60 days past due totaling \$23,249. Of the total, \$2,162 was received last week and another unit should be current by April.

Kenneth Colman

Treasurer

3/19/24