

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
January 8, 2025

CALL TO ORDER: There was the salute to our flag and a moment of silent prayer was held. A quorum was established. The meeting was called to order at 7:01 PM by President Larry Fetta. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President –Ken Miloszewski, Vice President, Diane Gizzi, Secretary and Michel Ross, Treasurer.

EXECUTIVE BOARD MEMBERS ABSENT: Barbara Strollo, Assistant Secretary/Director

ALSO PRESENT: Scott Thibodeau, OGT1 Property Manager, Building Board Representatives and interested homeowners.

ROLL CALL:

BUILDING A	Rita Goldberg	
BUILDING B	Marilyn Ceder	
BUILDING C		
BUILDING D	Ray McLellan	David Williams
BUILDING E	Denis Levert	Irina Makarova
BUILDING F		
BUILDING G	Normand Paul	Beth Lancaster
BUILDING H	Jeff Whatley/Diane	
BUILDING J	Corinne Kochinka	
BUILDING K	Richard Irwin	Ed Doctoroff
BUILDING L	Ida Kukuch	
BUILDING M		

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the December 11, 2024, Board of Directors Meeting Minutes. Ed Doctoroff seconded the motion. Motion was carried unanimously.

Ray McLellan made a motion to approve the December 11, 2024, Annual and Election Meeting Minutes. Rita Goldberg seconded the motion. Motion was carried unanimously.

APPROVAL OF FINANCIALS

Cash in the operating account was showing a \$187,982.92. The Reserve account showed a balance of \$176,546.65. Property Maintenance is showing over budget by \$12,465.70. This was due in part because of the office and pool room renovations as well as fire equipment inspection that was not budgeted for. Parking enforcement is showing over budget by \$230.00. This was due to paying the last quarter of 2023 on January 4, 2024. Technically we are not over budget. Cable is showing over budget by \$33,779.39. We are billed \$50.37 per month for internet. We were billed \$29,641.43 (old rate) for January and February and then \$30,891.29 from March through December. We had budgeted \$30,416. I have reached out to Blue Stream regarding the differences. Trash is showing over budget by \$11,742.20. We budgeted \$3,333.33 per month for trash, and we have been billed between \$3789 and \$4973. Management fees is showing over budget by \$18,337.10 due to incorrect fee amount and employee health insurance. We budgeted \$21,916.66 per month however we started paying \$23,785 per month in April. We did not budget for employee health. Office supplies is showing over budget by \$1,889.65 for the year. Water and Sewer is showing over budget by \$4,939.93 for the year. Year to date (November) the association is over budget by -\$46,013.24.

NEW BUSINESS

Amendment to the Bylaws regarding rental qualifications – Unit owners of E106 submitted correspondence to the Condo One Executive Board in regard to a denial letter sent to their prospective tenant. The applicant did not meet the required income of \$40K per year. The Building Board of Directors advised they wanted to

approve the applicant and requested the item be placed on the agenda for review. It was requested this item be tabled for further discussion at the February meeting.

2025 Annual Filing – Management advised the Building Boards that the annual filing with the state is coming due. If there have been any changes to the current Board of Directors, please let Scott know as well as any changes to the building's attorney/registered agent.

2025 Insurance – The 2025 insurance proposal was received from Mack, Mack and Waltz. The executive board approved the proposal which showed a decrease over last year's premiums. Per the budget meeting, Condo One association budgeted \$825,000.00 for the 2025 insurance policy. The final proposal came in at \$601,210.70. Scott Thibodeau advised it would be in the best interest of the association to pay back the operating account the short fall of \$46,000.00. It was also briefly discussed the possibility of updating the auditorium with new flooring which would cost between \$12K-\$15K. It is expected the buildings will receive any leftover funds be reimbursed back on a quarterly basis.

Motion Elevator Price Increase – Management provided the board with notification from Motion Elevator their pricing has increased 3.5% for 2025.

City of Margate, Street Sealing – Management was informed the City of Margate will be seal coating the city streets (Golf Circle Drive) starting on January 23 through January 30th. Once we have been provided with the phase map, we will post to the building bulletin boards.

Flooring Proposal – Management advised the board that Home Depot has laminate wood flooring available for \$.99 a square foot. It is estimated the floor is approximately 4500 Square feet (\$4678.00). We would also require the underlayment for a cost of approximately \$900.00. Total cost of the materials is approximately \$5,650.00 (not including molding). Management will look for estimates for installation costs.

COMMITTEE REPORTS

Men's Club: Wild West Masquerade Party is scheduled January 18, 2025. The annual flea market is scheduled for January 25th and a bus trip to the Hard Rock Casino is scheduled for January 29th.

Women's Club: Diane Whatley provided a schedule of activities for the months of January through March to include water aerobics on Mondays and Fridays, line dancing on Tuesdays, card games at the pool on Wednesdays and card games in the game room on Thursdays.

Starlighters: The Starlighters have started their practices for their main event in March. Tickets will be available on the 27th. They will hold a "meet your neighbor" red event on February 7th (please wear red). Diane McLellan requested the stage floor be done over as it is in bad shape and a trip hazard.

HOMEOWNER OPEN FORUM: There were no questions raised during owner open forum.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 8:10 PM. The next meeting is scheduled for February 12, 2025

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: _____