

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
January 10, 2024

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 7:02 PM by Board President Larry Fetta. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President, Ken Miloszewski, Vice President and Treasurer, Diane Gizzi, Secretary and Barbara Stollo, Assistant Secretary.

EXECUTIVE BOARD MEMBERS ABSENT:

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

ROLL CALL:

BUILDING A	Rita Goldberg	Donna Tikla
BUILDING B	Marilyn Cedar	Michel Ross
BUILDING C	Louis Cotoupis	
BUILDING D	Ray McLellan	Mario Sauve
BUILDING E	Yvon Letourneau	Denis Levert
BUILDING F	Ed Kouzoujian	Michael Parang
BUILDING G	Norman Paul	Beth Lancaster
BUILDING H	Jeff Whatley	Tito Vasquez
BUILDING J	Corinne Kochinka	Maria Rodriguez
BUILDING K	Richard Irwin	Eddie Doctoroff
BUILDING L	Lou Raymond	Ida Kukuch
BUILDING M	Haydee Fetta	

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the December 13, 2024, Board of Directors Meeting Minutes. Lou Raymond seconded the motion. The motion passed unanimously.

Ray McLellan made a motion to approve the December 13, 2024, Annual & Election Meeting Minutes. Rita Goldberg seconded the motion. The motion passed unanimously.

APPROVAL OF FINANCIALS

Scott Thibodeau provided a breakdown of the financials for December. Cash in the operating account showed at - \$61,701.65. Cash in the reserve account showed at \$211,373.75. Total actual expenses year to date were \$1487,310.24 while the association budgeted \$1,380,906.00 for the year, leaving a net loss of -\$106,404.24. \$88,372.84 of this amount was due to the 2023 insurance increase. According to Paul Sapita (Accounting Controller), with the surplus of cash from prior year, the association was showing a total net loss of -\$3,509.46.

UNFINISHED BUSINESS

Reserve Studies – A summary of required reserve line items was presented for each of the buildings. The summary provided cash on hand, cash required and how many years needed. There was discussion that some of the information on the reserve study did not make sense. Management has sent an email to G. Batista for a response to these questions and will hope to provide a response shortly.

NEW BUSINESS

At the November budget meeting, the insurance agent provided a proposal of \$925,000.00 for the 2024 insurance. The actual number for the insurance was received in December for \$761,025.90. It was discussed if the over payment should be held in Condo One Operating account for future expenditures or if the money should be sent back to the buildings. A motion was made by Lou Raymond to reimburse each building \$2,500.00 each quarter

from February through November. The remaining balance will remain in Condo One. Yvon Letourneau seconded the motion. Richard Irwin opposed the motion. All other board members were in favor.

PRESIDENT REPORT

Larry Fetta advised the City of Margate is providing grants to homeowners for items such as window and door upgrades with a possible reimbursement cost of 50%. If anyone is interested, he has further information.

COMMITTEE REPORTS

Men's Club: The 70's / Costume party is on scheduled for January 20th and the first casino trip is scheduled for January 27th.

Women's Club: A bulletin board of all activities has been placed in the lobby of the clubhouse. They have also started a Facebook page for residents to get updates and other information. Feel free to reach out to Diane Whately if you have any questions. Tables for the yard sale will go on sale on January 24th. The yard sale is scheduled for March.

Starlighters: The Starlighters have started their rehearsals. A meet and greet is scheduled for January 26th at the pool. Tickets for the show will be on sale in February. The 3-hour show is scheduled for March 9th.

OPEN FORUM

- It was mentioned we are still short staffed, and a maintenance person is expected. Management will reach out to Campbell for an update.
- It was mentioned the City of Margate should be sealing the roads throughout Oriole. Management will reach out them for a schedule.
- It was mentioned something should be done about the decision to turn certain areas of the community into a flood zone. The association was not initially in a flood zone so what has changed?
- Lou Raymond has been working on cleaning up the shuffleboard court areas. New paint has been purchased and he is looking for volunteers to assist.
- A resident asked if the office could be open on the weekends. The office is open from 9:00 to 12:00. Manager is on property from 8:00 to 4:00. We do not have anyone to work part time weekend hours.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:55 PM. The next meeting is scheduled for Wednesday, February 14, 2024.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: _____