

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**January 12, 2022**

**CALL TO ORDER:** The meeting was called to order at 7:01 PM by President Susan Rosenthal. After the salute to our flag a moment of silent prayer was held.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Susan Rosenthal -President, Ken Miloszewski – Vice President – Laurel Sorby – Secretary and Joseph Gannone – Treasurer (via Zoom).

**EXECUTIVE BOARD MEMBERS ABSENT:** None

**ALSO PRESENT:** Scott Thibodeau – OGT1 Property Manager and interested homeowners.

**ROLL CALL:**

BUILDING A	Rita Goldberg	Gerald Gillian
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	-	-
BUILDING D	Mario Sauve	-
BUILDING E	Yvon Letoruneau	Irena Makarova
BUILDING F	Rene Lambert	Ed Kouzoujian
BUILDING G	Dominique Mimeault	Norman Paul
BUILDING H	Scarlett Stefanelli	Daniel Miller
BUILDING J	Maria Rodriguez	
BUILDING K	Richard Irwin	Allison Bruce
BUILDING L	Patricia Cavaliere	Barbara Strollo
BUILDING M	Marilyn Graham	Loreto Fetta

**ELECTION OF ORIOLE CONDOMINIUM ONE CLUB, INC. OFFICERS:**

In accordance to Section 5.5, any open seat of the board shall be filled at the next scheduled Board of Directors Meeting. There are two open board seats. Nominations were called from the floor. Marilyn (B) nominated herself for position of assistant secretary. Loreto Fetta (M) nominated himself for assistant treasurer. Rene Lambert (F) nominated himself for assistant Treasurer and Allison Bruce (K) nominated herself for assistant secretary. Ballots were distributed. The Board submitted their votes:

The officers for 2022 Oriole Condominium One Club, Inc. are:

- Susan Rosenthal – President (M)
- Ken Miloszewski– Vice President (A)
- Joseph Gannone – Treasurer (K)
- **Loreto Fetta – Assistant Treasurer**
- Laurel Sorby – Secretary (M)
- **Allison Bruce – Assistant Secretary**

**READING OF MINUTES:**

Rita Goldberg (A) advised there were some corrections that needed to be made to the minutes. She requested the following statement be added to the December minutes:

“Rita Goldberg wanted to thank Diane Gizzi from Building B and Randy King from Building G as well as maintenance personnel Ken Payne for assisting with the holiday decorations. Randy King lighted the menorah each night during the Hanukkah season which was much appreciate”.

A motion was made by Allison Bruce to approve the minutes with the corrections noted. Pat Cavaliere seconded the motion. Motion carried unanimously.

Rita also requested changed be made in regards to how the ballots were updated due to the nominations from the floor. The following statement was requested to update the minutes:

“The board had previously sent out ballots (and some returned) however as nominations were taken from the floor, new ballots with the new nominations from the floor were passed out. Susan Rosenthal (M) advised she would like to run for Board President. Laurel Sorby (M) advised she would like to run for Board Secretary”.

These corrections have been made. It was requested the updated minutes be signed by Dominique Mimeault.

**TREASURER’S REPORT:** All board members were provided a copy of the December financial report. Cash in the operating account showed at \$83,599.54. Cash in the reserve account showed at \$188,610.10,. Rene Lambert made a motion to approve the financial as submitted. Daniel Miller seconded the motion. Motion was carried. Loreto Fetta had a question pertaining to whether a deposit was paid to a vendor for the shed project. Management advised he would look into the matter. \*\*\*A \$2000.00 deposit was paid to the Protek however the check was returned back in March 2021.

**PRESIDENT’S REPORT:** Susan Rosenthal advised Blue Stream held an information meeting for the residents on January 11, 2022. It was advised at the last meeting there are approximately 70 units that have not had the cable wire installed. As such, many buildings have multiple wires hanging on the exterior. Blue Stream cannot install the wires unless the owner allows access to the unit to ensure nothing will be damaged when they drill into the walls. The association will continue to work resolving the issues. An additional meeting has been scheduled for January 20, 2022.

#### **COMMITTEE REPORTS:**

- Men’s Club – The Men’s club is working on putting together a pool side BBQ on January 22, 2022. The cost is \$16.00 for non-members or \$14.00 for members. On January 27, 2022 a bus trip to the Big Easy Casino is scheduled. The cost is \$15.00 per person.
- Woman’s Club – Anyone interested in participating with the woman’s club should contact the office.
- Starlighter’s Club – Due to the increase in Covid cases, the club has decided not to put on a show this year. The club hopes we will be able to put it on next year.

#### **UNFINISHED BUSINESS:**

- Management advised the shed project is being reviewed and discussed.
- 50 Year certification – information is being reviewed regarding the requirements and repairs for the certification.
- Rita Goldberg advised she has concerns regarding the resale/rental applications and would like to change the requirements.

**NEW BUSINESS:**

- Painting Project – Management provided the board with a copy of a painting proposal from RCR Services at a cost of \$448,740.00. Additional proposals are being obtained for review.
- Recon Parking Report – Management provided the board with a copy of the parking infractions of the community for the last two years. It was requested each building remind and post the parking rules and policies on the bulletin boards.
- Management advised the office hours are between 9:00-12:00. If anyone needs assistance outside the office hours, please reach out to the manager to set up an appointment.

Rita Goldberg advised at the previous meeting that Dominique Mimeault mentioned the association was a club and not an association. That information was false. The association's legal name for the master association is Oriole Condominium One Club, Inc. Each of the 12 buildings fall under a "condominium association " and follow Florida Statutes 718 as it has since the date it was incorporated.

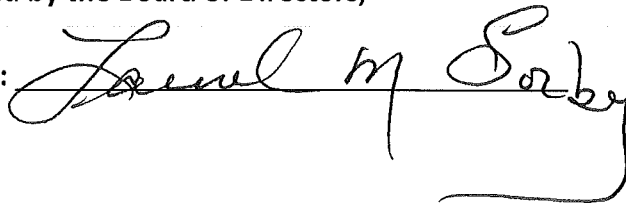
**GOOD AND WELFARE:**

- The Board would like to make updates to the community website to include community documents and updated information.

**ADJOURNMENT:** There being no further business to come before the board, the meeting was adjourned at 8:20 PM. The next meeting is scheduled for February 9, 2022.

**Reviewed and Approved by the Board of Directors,**

Laurel Sorby, Secretary:

A handwritten signature in black ink that reads "Laurel M Sorby". The signature is written in a cursive style and is positioned over a horizontal line.