

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
January 14, 2026

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. The meeting was also scheduled via zoom. *** It was noted the zoom call was lost at approximately 7:50 PM.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President, Diane Gizzi, Vice President, Michel Ross, Treasurer, Barbara Strollo, Secretary and Louis Cotoupios, Director.

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

ROLL CALL:

BUILDING A	Rita Goldberg	Vivette Blackwood
BUILDING B	Marilyn Ceder	Manon Lepine
BUILDING C	Jim Scavo	Claudia Bernstein
BUILDING D	Ray McLellan	David Williams
BUILDING E	Denis Levert	Francois Paquet
BUILDING F	Ed Kouzoujian	
BUILDING G	Beth Lancaster	Normand Paul
BUILDING H	Shirley Ali	
BUILDING J	Corinne Kochinka	Angel Velez
BUILDING K	Ed Doctoroff	
BUILDING L	Ida Kukuch	Louis Raymond
BUILDING M	Haydee Fetta	Marilyn Graham

APPROVAL OF PRIOR MEETING MINUTES

Rita Goldberg made a motion to approve the December 10, 2025, Board meeting minutes. Ed Doctoroff seconded the motion. Motion carried unanimously.

Raymond McLellan made a motion to approve the December 10, 2025 annual and election meeting minutes. Ed Doctoroff seconded the motion. Motion carried unanimously.

APPROVAL OF FINANCIALS

Rita Goldberg made a motion to approve the November financial as submitted. Louis Raymond seconded the motion. Motion carried unanimously.

Cash in the operating account showed at \$229,411.38. Cash in the reserve account showed at \$217,028.72. The association budgeted \$140,968.15 for the month. Actual expenses were \$122,978.93, leaving a variance of \$17,989.22 for the month. Year to date we are showing a variance of \$80,317.07. It is important to remember the association started the year at -\$33,285.55. We will continue to monitor the account and provide an insurance refund after the year end financials are completed.

UNFINISHED BUSINESS

There was no unfinished business to come before the board at this time.

NEW BUSINESS

Greg Waltz with Mack, Mack & Waltz Insurance as present to discuss the upcoming insurance renewal proposal. Greg was able to get a reduction on our policy of \$40K while still providing the same coverage. It was explained that Directors and Officers is mandatory. If an owner sues the board for damages, it is not covered but the associations are covered with a defense policy whereas the insurance will cover the legal costs to defend any board member who is being sued. All condo owners should carry an HO6 Policy. Citizens is a state-run company and not the best choice. Most people are using Universal Property Casualty Insurance. More insurance companies are moving back into the Florida market.

CONDO ONE COMMITTEE CLUBS

Larry Fetta addressed the room in regard to ongoing concerns with the clubs having to pay to use the auditorium. It was discussed last March that the clubs that charge fees to attend the events would pay Condo One Club \$150.00. The club members advised this was not set up for a vote.

After discussion, it was requested a vote be taken. Raymond McLellan made a motion that club events should not have to pay a usage fee. Denis Levert seconded the motion. The motion carried unanimously. Only owners who want to rent the auditorium for a private event would pay the agreed upon \$350.00 usage fee. It was agreed the clubs would be required to provide a budget and list of income and expenses with receipts to ensure transparency.

The woman's club held a meeting this week. Membership dues are \$30.00 per person. There are currently 22 members of the group. They are currently running Bingo and have also started a book club. If interested, they meet in the library on the 1st Thursday of the month at 11:00. They have also started an Art Club which meets from 10-12 on Saturdays in the library if anyone is interested.

The Starlighters have started their practice. The show is scheduled for March 21st. Please see Diane for ticket information.

The men's club has their Roaring 20's Masquerade Party scheduled for Saturday. The annual Flea Market is scheduled for the 24th and the auction meatball dinner is scheduled for the 31st. All events for the clubs are posted on the building bulletin boards.

OPEN FORUM:

There were additional questions brought before the board at this time.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 8:17 PM. The next meeting will be held on Wednesday, February 11, 2026.

Reviewed and Approved by the Board of Directors,

Print: Barbara Stollo, Secretary

Signed: 