

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**January 18, 2023**

**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 7:08 PM by Board President Larry Fetta. The meeting was also scheduled via zoom.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Larry Fetta, President – Allison Bruce, Vice President – Ken Miloszewski, Assistant Treasurer – Richard Irwin, Secretary – Barbara Strollo, Assistant Secretary and Joe Gannone, Treasurer.

**EXECUTIVE BOARD MEMBERS ABSENT:** None

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

**ROLL CALL:**

BUILDING A	Rita Goldberg	Margaret Gilliam
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	Louis Cotoupis	Joanne Lavigne
BUILDING D	Raymond McLellan	Yolaine Fabrizi
BUILDING E	Yvon Letourneau	Irina Makarova
BUILDING F	Michael Parang	Edward Kouzoujian
BUILDING G	Normand Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	Tito Vasquez
BUILDING J	Corine Kochinka	Maria Rodrigues
BUILDING K		
BUILDING L	Ron Elias	Louis Raymond
BUILDING M	Haydee Fetta	Linda Bernal

**READING OF MINUTES:**

Michel Ross made a motion to approve the December 13, 2022 Meeting Minutes as submitted. Rita Goldberg seconded the motion. Motion carried unanimously.

**TREASURER'S REPORT:** All board members were provided a copy of the December financial. Joe Gannone provided a summary. Cash in the operating account showed at \$14,411.07. Cash in the reserve account showed at \$196,534.46. Total assets showed at \$378,451.04. Total expenses for year to date showed at \$1,193,536.75 while the association budgeted \$1,171,311.00, leaving a year to date loss of -\$22,225.75. Rita Goldberg made a motion to approve the December financial. Ed Kouzoujian seconded the motion. Motion carried unanimously.

**UNFINISHED BUSINESS:**

- Painting Project is currently on hold. There is a dispute between UCI Paint Manufacturer and Biscayne Painting. The paint currently placed on the buildings were showing signs of streaking. UCI advised the paint was not being applied correctly. Biscayne advised the paint was applied correctly but there is something wrong with the paint. A 3<sup>rd</sup> party contractor (Coating Consultants Inc.) did an investigation and found neither party at fault. Biscayne has offered to continue with the project and warranty the work and the paint if we chose another manufacturer. A motion was made by Larry Fetta to change the paint manufacture as long as Biscayne is going to warranty the work and the new paint. Yvon Letourneau seconded the motion. Motion carried unanimously.
- Management Contract is being reviewed by Allison Bruce. She will present the contract for a vote together with information on other options on or before the next meeting.

**NEW BUSINESS:**

- Registered Agent is required to receive service of process of lawsuits and other legal documentation against the association. The current registered agent for Condo One Club is Michael Goldstein. The

executive board had advised they want to change the agent to be Scott Bender. A motion was made by Haydee Fetta to make the change. Rita Goldberg seconded the motion. Motion carried unanimously.

- Amendment to Bylaws of Condo One Club. The Board discussed possible changes to the current Bylaws. It was noted the bylaws provided in the board package were not the most current updated amended bylaws from 2016. Some of the items up for review are to amend to 12 monthly board meetings per year, changes to the number of delegates, quorum requirements, nominations from the floor, committees and screening updates. This item is tabled at this time for further review.
- Storm Drain Cleaning was previously performed by the City of Margate. The City has advised that although they maintain the main drive, they are not responsible for the drains under the road. The expense to clean the drains now falls back on the association. Management solicited six companies. Paradise Plumbing quoted \$8,500.00 to clean all the storm drains. PCI Storm Water proposed 1,975.00. Raymond McLellan made a motion to approve the proposal from PCI. Yvon Letourneau seconded the motion. Motion carried unanimously.

#### **COMMITTEE REPORTS:**

Men's Club: Casino bus trip is scheduled for January. A pool side BBQ is scheduled for February 18<sup>th</sup> and a breakfast will be hosted on February 21<sup>st</sup>. Please keep an eye out for notices regarding these and future events.

Woman's Club: The club has posted three months of events. If you are interested or have questions about the events please contact Diane Whatley (H109). The community flea market will be held on February 9<sup>th</sup>. Registration is required.

Beautification Committee: Richard Irwin will be heading up the Beautification Committee for 2023. He thanked the volunteers who worked on updating the monument sign. Prior items still pending is the upgrading of the patio umbrellas in the pool area and possibly purchase a new bench. Haydee Fetta requested the pool hours being extended and would like the committee to review the requirements. Richard is looking for volunteers for the committee.

Star Lighters: The Starlighters will be performing on March 11 and 18<sup>th</sup>. Information will be posted soon. Karaoke is scheduled for January 21<sup>st</sup> if anyone is interested.

#### **MANAGEMENT CORRESPONDENCE:**

Management provided the rodent device consumption report from Forever Gone. The report indicates how much consumption was used in the bait boxes.

Management advised the Building Board presidents of any open and current violations that were sent out on behalf of the buildings.

#### **OPEN FORUM**

- Rita Goldberg thanked Diane Whatley for turning on the Hanukah lights during the holiday.
- Diane Whatley advised the new landscape company is doing a great job so far. Other agreed.
- Allison Bruce is working on the community website and advised if there is anything in particular people would like to see to let her know.
- Chris Mimeault requested the drive be slurry sealed by the city as they are responsible for it. Someone advised it was done two years ago.

**ADJOURNMENT:** There being no further business to come before the board, Yvon Letourneau made a motion to adjourn. Michael Parang seconded the motion. Motion carried unanimously. The next meeting is scheduled for February 8, 2023.

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

Print: Richard Irwin

Signed: \_\_\_\_\_

