

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
February 8, 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	Janet Martelli
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	Louis Cotoupis	Joanne Lavigne
BUILDING D	Deborah Passalacqua	
BUILDING E	Yvon Letourneau	Ginette Letourneau
BUILDING F	Ray Ameneiros	Edward Kouzoujian
BUILDING G	Norman Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	Scarlett Stefanelli
BUILDING J	Corine Kochinka	Archie Williams
BUILDING K		
BUILDING L	Ron Elias	Louis Raymond
BUILDING M	Haydee Fetta	

READING OF MINUTES:

Louis Cotoupis made a motion to approve the January 18, 2023 Meeting Minutes as submitted. Michel Ross seconded the motion. Motion carried unanimously.

Rita Goldberg made a motion to approve the December 14, 2023 Meeting Minutes as submitted. Scarlett Stefanelli seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: All board members were provided a copy of the January 2023 financial. Joe Gannone provided a summary. Cash in the operating account showed at \$239,109.94. Cash in the reserve account showed at \$199,527.79. Total assets showed at \$580,662.77. Total expenses for year to date showed at \$116,550.84 while the association budgeted \$112,367.07, leaving a year to date loss of -\$4,183.77. Dominique Mimeault asked what the \$5K "exchange" line item was. This is being reviewed. Norman Paul made a motion to approve the January financial. Rita Goldberg seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS:

- Painting Project is back on schedule. Per the last board meeting, Biscayne has touched up and completed Building, L, A, B, M and K. Moving forward, Biscayne will be using PPG paint instead of UCI. The Board will need to walk the buildings after the painting is completed to ensure they are satisfied with the work. Payment will be made after Board approval and any liens have been removed from the property.
- The Board was presented with Bylaw amendments. It was discussed the item will be tabled so the members had time to review and discuss with their buildings. Section 2: Add meetings from May – October on an as needed basis. Section 3.2: Buildings get 1 delegate instead of 2. Section 3.3: Only submitted delegates get to vote. Section 3.4: Each building gets 1 vote. Section 3.5: Quorum from 13 to 9 (as buildings now get 1 vote). Section 5.2: No nominations from the floor on election night. Section 5.3:

Definition of majority. Section 9.1: Committees on as needed basis. Section 9.2: Keep or remove "sustainable income" requirements.

- A motion was made by Yvon Letourneau to approve the updated Campbell Management agreement. Louis Raymond seconded the motion. Rita Goldberg and Raymond Ameneiros opposed the approval. The motion was carried by all other members. One section pertaining to termination stipulated sixty days and in parenthesis showed thirty. This will be corrected.

NEW BUSINESS:

There was no new business to come before the board at this time. Larry Fetta did advise he was in communications with the City of Margate to discuss the required drain cleaning on Golf Circle Drive (as it is a city street). The drains are under the road and therefore should be the responsibility of the city. Larry Feta and Louis Raymond went to city hall and spoke with the public works department. The city attorney reached out and advised the city was not responsible. It was encouraged that all members of the community reach out to the mayor and other city representatives to get the city to address the drains on the road as they have for the past 50 years. The council meets on the 2nd Tuesday of the month.

COMMITTEE REPORTS:

Men's Club: BBQ, Breakfast and Casino bus trip is scheduled. Please keep an eye out for notices regarding these and future events.

Woman's Club: Flea market table registration has begun. Bingo, painting and other events are posted. Diane Whatley advised the woman's club will be donating a large screen TV for the auditorium for all to use.

Beautification Committee: Richard Irwin advised the Beautification Committee will be holding a meeting on Friday at 10:00 in the library.

OPEN FORUM

- An owner in building C was asking for information regarding the buildings amendments. Allison Bruce advised all the building amendments are posted on the community website.

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

Reviewed and Approved by the Board of Directors,

Print: Richard Irwin

Signed: _____

