

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
February 9, 2022

CALL TO ORDER: The meeting was called to order at 7:02 PM by President Susan Rosenthal. There was the salute to our flag and a moment of silent prayer was held.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Susan Rosenthal, President - Ken Miloszewski, Vice President - Laurel Sorby, Secretary - Joseph Gannone, Treasurer – Allison Bruce, Assistant Secretary and Larry Fetta, Assistant Treasurer.

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	John Napoli	Hermine Rainford
BUILDING D	Mario Sauve	Yolaine Fabria
BUILDING E	Yvon Letoruneau	Irena Makarova
BUILDING F	Rene Lambert	Michael Parang
BUILDING G	Dominique Mimeault	Randy King
BUILDING H	Tito Vasquez	Scarlett Stefarelli
BUILDING J	Corine Kochinka	
BUILDING K	Richard Irwin	Nathan Ayers
BUILDING L	Patricia Cavaliere	Barbara Strollo
BUILDING M	Haydee Fetta	

READING OF MINUTES:

Rene’ Lambert made a motion to approve the January 12, 2022 meeting minutes. Randy King seconded the motion. Motion carried unanimously.

TREASURER’S REPORT: All board members were provided a copy of the January financial report. Joseph Gannone provided the summary. Cash in the operating account showed at \$313,949.65. Cash in the reserve account showed at \$191,149.79. There were no questions brought before the board at this time.

COMMITTEE REPORTS:

- Men’s Club – The Men’s club has a breakfast scheduled tomorrow morning. Upcoming events include a community BBQ and a bowling match for March. Additional information will posted on the building bulletin boards.
- Woman’s Club – Diane Wattley and Heidi are now heading up the woman’s club. They requested permission to hold a community yard sale outside in March. The executive board advised holding the sale outside could be a liability to the association. It was also mentioned a permit would be required for the sale. A majority of the board had no issue with the sale being held outside. permission was

PRESIDENT'S REPORT: Susan Rosenthal had nothing new to report at this time.

UNFINISHED BUSINESS:

- Property Manager advised the shed project is still being reviewed and all options are being discussed.
- 50 Year certification – information is being reviewed and additional engineers have been contacted to provide information on obtaining proposals for required specifications and drawings. Once an engineer has been selected by the board, we will submit that information out to contractors to provide proposals to complete the process.
- Painting project is still under review. We are currently looking at RCI as they have provided the lowest bid. The proposed price would be approximately \$\$26,053.00 per building.
- Blue Stream advised we are down to 51 units that have not installed the cable. Thank you to the boards for their assistance in getting all unit owners to contact Blue Stream for the required installation. We will continue to assist in getting all wires installed by the due date of 3/15/22.

NEW BUSINESS:

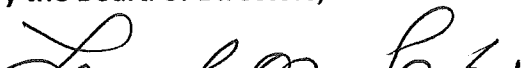
- Property manager provided the board with proposals for dryer vent cleaning. If the buildings have not had the dryer vents cleaned out, they should look into having this completed.

GOOD AND WELFARE:

- A board member stated he did not feel the buildings had an opportunity to speak. Management advised only those items placed on the agenda are up for discussion. If there is something someone would like to add to the next meeting agenda, they should contact the management office.
- A board member stated he did not feel that the community was being properly maintained and looked terrible. The association provides basic lawn service to include mowing and blowing and shrub trimming. Any additional services would be an additional cost and the responsibility of the building.
- A board member advised that a complaint was made with the Department of Business and Professional Regulations. An investigation complaint was issued pertaining to the prior board.
- A motion was made by Richard Irwin to add “application process” to the next meeting agenda. Information was already submitted out to the building presidents to review their current application requirements. Each president should then discuss with their building board members. Any changes they would like to make should be directed to management. This item was already planned to be on the next meeting agenda (a second motion was not required).
- A homeowner wanted to thank management for working on the OGTphaseone.com website. It is requested all board members review the website and let management know if there are any needed corrections or updates.

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 March 9, 2022.

Reviewed and Approved by the Board of Directors,



Building	Board of Directors Meeting Sign In Sheet		9-Feb-22
A	Print: <i>Pete Muldowney</i>	Sign: <i>Herald Gilliam</i>	
B	Print: <i>DIANE GIZZI</i>	Sign:	
	Print: <i>Michel Ross</i>	Sign: <i>Michel Ross</i>	
C	Print: <i>John Napoli</i>	Sign: <i>John Napoli</i>	
	Print: <i>Berminé Rampel</i>	Sign: <i>Ray</i>	
D	Print: <i>MARIO SAVJE</i>	Sign: <i>Mario Savje</i>	
	Print: <i>YOLAINE FABRIA</i>	Sign: <i>Y Fabria</i>	
E	Print: <i>Irina Mancipova</i>	Sign: <i>Irina Mancipova</i>	
	Print: <i>YVON LÉTOURNEAU</i>	Sign: <i>Yvon Letourneau</i>	
F	Print: <i>MICHAEL PARANG</i>	Sign: <i>Michael Parang</i>	
	Print: <i>Diana Lambert</i>	Sign: <i>Diana Lambert</i>	
G	Print: <i>SCARLETT STEFANI</i>	Sign: <i>Scarlett Stefani</i>	
	Print: <i>Scott</i>	Sign: <i>Wagner, V. M. M.</i>	
H	Print: <i>TITO VASQUEZ</i>	Sign: <i>Tito Vasquez</i>	
	Print: <i>Randy King</i>	Sign: <i>Randy King</i>	
J	Print: <i>Coirine Kochinda</i>	Sign:	
K	Print: <i>RICHARD IRWIN</i>	Sign: <i>Richard Irwin</i>	
	Print: <i>Nathan Lewis</i>	Sign: <i>Nathan Lewis</i>	
L	Print: <i>PARRICE CARAVITA</i>	Sign: <i>Parrice Caravita</i>	
	Print: <i>Barbara Stoth</i>	Sign: <i>Barbara Stoth</i>	
M	Print: <i>Glaudee Fetta</i>	Sign: <i>Glaudee Fetta</i>	

pat margate VP
c. del. dem