

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
February 12, 2025

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 7:10. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President –Ken Miloszewski, Vice President, Diane Gizzi, Secretary, Michel Ross, Treasurer and Barbara Stollo, Assistant Secretary/Director

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

ROLL CALL:

BUILDING A	Rita Goldberg	
BUILDING B	Manon Lepine	Sylvie Wailbrenner
BUILDING C	Chris Thompson	
BUILDING D	Ray McLellan	David Williams
BUILDING E	Denis Levert	Irina Makarova
BUILDING F	Francis Paquet	Ed Kouzoujian
BUILDING G	Normand Paul	Beth Lancaster
BUILDING H	Diane Whatley	Deanne Votolomei
BUILDING J	Veneve Tulloch	
BUILDING K	Joe Gannone	Ed Doctoroff
BUILDING L	Ida Kukuch	
BUILDING M	Haydee Fetta	

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the January 8, 2025, Board of Directors Meeting Minutes. Ken Miloszewski seconded the motion. Motion was carried unanimously.

APPROVAL OF FINANCIALS

Denis Leveret made a motion approve the financial as submitted. Ken Miloszewski seconded the motion. Motion carried unanimously.

Cash in the operating account showed at -\$33,285.55. Cash in the reserve account showed at \$180,531.83.

- Property maintenance is showing over budget by -\$12,913.06 for the year.
- Tree trimming came under budget by \$1525.00 for the year.
- Parking enforcement was over budget by \$1000.00 for the year.
- Cable was over budget by \$3,393.33 for the year.
- Trash was \$12,820.23 over budget for the year.
- Electricity was under budget by \$3,039.53 for the year.
- Exterminator was under budget by \$550.00 for the year.
- Insurance was \$15,348.01 under budget for the year.
- Audit was over budget by \$500.00.
- Legal was under budget by \$4,415.12 for the year.
- Management fee is showing over budget by \$21,933.64 for the year.
- Landscape improvements is over budget by \$480.00 for the year.
- Landscape Contract is under budget by \$1,060.00 for the year.
- Office supplies is showing over budget by \$1,662.79 for the year.
- Pool contract is under budget by \$260.00 for the year.
- Water and sewer is over budget by -\$4,991.23 for the year.

Year to date budget was: \$1,786,485.00.

Year to date expenditures was: \$1,823,472.50

Leaving a net loss of -\$36,987.50
Current year net loss: -\$35,619.46

UNFINISHED BUSINESS

Amendment to the Bylaws regarding rental qualifications – After discussion to change the bylaws to a lower income requirement for renters, the buildings voted as to whether a change should be made. There were two (2) votes in favor of changing the amendment and twenty (20) votes not to change. The requirements will remain in effect as stated.

Flooring Proposal – After discussion, it was voted to approve the installation of new tile flooring in the auditorium. There were four (4) votes to leave the floor as is and twenty (20) votes to proceed with an upgrade. Two proposals were reviewed for the installation. L.B. Tile and Marble came in at \$14K and the second proposal from At Your Service Floors came in at \$13,800.00. The executive board is still reviewing proposals. It was agreed to move forward with project at a cost not to exceed \$20K.

Insurance Price Decrease – A motion was made by Normand Paul to refund the buildings \$3,375.00 per quarter for the insurance overpayment. Ray McLellan seconded the motion. Motion carried unanimously. Condo One will issue checks to the buildings for the first payment right away. Checks will then be issued in April, July and October.

COMMITTEE REPORTS

Men's Club: Sugar Shack Breakfast is scheduled for tomorrow morning. The poolside BBQ is scheduled for March 1st.

Women's Club: Diane Whatley provided a schedule of activities for the months of January through March to include water aerobics on Mondays and Fridays, line dancing on Tuesdays, card games at the pool on Wednesdays and card games in the game room on Thursdays.

Starlighters: The Starlighters are working on this year's performance. Tickets are available but selling out fast.

HOMEOWNER OPEN FORUM: There were no questions raised during owner open forum.

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 19, 2025

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed:

