

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
February 14, 2024

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 7:00 PM by Board President Larry Fetta. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President, Diane Gizzi, Secretary and Barbara Strollo, Assistant Secretary.

EXECUTIVE BOARD MEMBERS ABSENT: Ken Miloszewski, Vice President, and Treasurer

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

ROLL CALL:

BUILDING A	Rita Goldberg	Donna Tikla
BUILDING B	Marilyn Cedar	Michel Ross
BUILDING C	James Scavo	Claudia Bernstein
BUILDING D	Ray McLellan	Mario Sauve
BUILDING E	Yvon Letourneau	Denis Levert
BUILDING F	Ilena Natal	
BUILDING G	Norman Paul	Randy King
BUILDING H	Jeff Whatley	Tito Vasquez
BUILDING J	Corinne Kochinka	Archie Williams
BUILDING K	Eddie Doctoroff	
BUILDING L	Ron Elias	
BUILDING M		

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the January 10, 2024, Board of Directors Meeting Minutes. Randy King seconded the motion. The motion passed unanimously.

APPROVAL OF FINANCIALS

Scott Thibodeau provided a breakdown of the financials for January. Cash in the operating account showed at - \$213,157.58. Cash in the reserve account showed at \$214,767.34. Total actual expenses for the month were \$145,352.91 while the association budgeted \$135,240.7.3 for the month, leaving a net loss of -\$10,122.18. All buildings received \$2,500.00 from Condo One for the insurance overpayment as previously discussed for February.

UNFINISHED BUSINESS

Reserve Studies – G. Batista advised they would be providing new updated reserve studies for each building. The new studies will remove the “doors and windows” section as that is the responsibility of the unit owners. They will also be removing “fire systems” as the buildings do not have a fire alarm system. Smoke detectors should be placed within the mechanical rooms. The bigger concern was the “life expectancy” of the roofs. Each building was asked to provide any signed proposals or warranty information they may have so Batista can provide a more up to date “life expectancy” for the roofs. Yvon Letourneau mentioned paving should be removed from the study as that is the responsibility of Condo One.

NEW BUSINESS

Pool Resurfacing/Diamond Brite: The Board reviewed the pricing from five (5) pool companies for resurfacing the swimming pool. A motion was made by Ray McLellan to approve our current contractor Sparkling Pools at a cost of \$20,500.00. It is estimated the project will take approximately two (2) weeks. It was requested the work not be scheduled until May. Yvon Letourneau seconded the motion. Motion was carried unanimously.

AC Unit: The Board reviewed a proposal from Fair Air for a new five (5) ton AC unit for the auditorium. A motion was made by Rita Goldberg to approve the purchase of the new unit at a cost of \$6,875.00. Ray McLellan seconded the motion. The motion was carried unanimously.

Charging Station: Management provided a proposal for an electric car charging station. The station was designed for commercial applications and would require customers to pay with a credit card. The cost of the equipment is \$10,272.00. This item was tabled for further research.

Roofing Estimate: Management provided a proposal from Planet Roofing to replace the cost of the clubhouse roof. A total re-roof will cost the association \$186,700.00. The association will need to start increasing the roof reserve for future replacement.

Corporate Transparency Act: Management provided the boards with a new law entitled "Corporate Transparency Act" which stipulates in many cases, the beneficial owners of a community association will include all of a community association's directors and officers. In certain cases, a general manager or other executive employee of a community association will also be a beneficial owner. By definition, a beneficial owner includes anyone who owns a 25% or greater equity or voting interest, which will likely apply to certain member/owners who are not officers or directors.

An applicant is anyone who files articles of incorporation with the Florida Secretary of State (even attorneys and/or their staff) or anyone who is primarily responsible for directing or controlling the filing or the articles of incorporation (even one who directs an attorney). Information that must be reported includes:

- Legal Name
- Any D/B/A or Trade Names
- Current street address (cannot be a PO Box) of its Principal Place of Business
- Jurisdiction of Formation
- Taxpayer Identification Number

This item is still up for discussion in Tallahassee, so no action is required at this time.

Registered Agent: A motion was made by Ray McLellan to approve attorney Daniel Wasserstein as the registered agent for Condo One Club. Normal Paul seconded the motion. Motion was carried unanimously.

PRESIDENT REPORT

Larry provided some updates for the community: Flowers were installed in the front entrance. We did a total re-strap on 7 lounge chairs and repaired 8 broken straps on some of the other chairs. Ray McLellan was reimbursed funds for auditorium upgrades that were needed to include new lights, equipment and new wiring. Thank you for taking the time to perform these needed upgrades. An owner wants to donate a rowing machine that we will be installing in the gym. We will be removing one of the non-working exercise bikes and making room for the new machine.

There was a mix up with the flea market dates this year. An owner reserved the auditorium months in advance for a private party. It wasn't initially realized the event fell on the same day as the flea market. We apologize for the error and will do better with communication. The flea market is now scheduled for March 16th. If you have any questions, please see Ray

We have extended an offer and have a new janitorial person starting this week. His name is Kezan Grant so feel free to say hello when you see him. Larry advised Kenny and Kezan will work together on all buildings on a daily basis and assist each other with the day-to-day operations.

COMMITTEE REPORTS

Men's Club: Pool side BBQ is scheduled for 2/24/24. The Flea Market is scheduled for the 3/16/24. There will be a pasta and meatball dinner with auction scheduled on March 23, 2024, and a pool party scheduled for March 30, 2024.

Women's Club: Bingo is scheduled for February 19, 2024. A glass painting class is scheduled for February 28, 2024. An ice cream social is scheduled for February 29, 2024.

Starlighters: The Starlighters have a meet and greet party scheduled for February 23, 2024. The performance is scheduled for March 9, 2024. There are only 2 tickets left if you are interested.

OPEN FORUM

- It was requested if we could obtain a snack and soda machine for the pool area.
- There is a ceiling tile in the auditorium that needs to be repaired.
- There is concern Recon Parking is not doing their job. There is a vehicle parked by building H with expired tags. Management will reach out to them. If anyone has concerns with parking, please let Management know so it can be addressed.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:43 PM. The next meeting is scheduled for Wednesday, March 13, 2024.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: 