

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
March 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 7:01 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 — Richard Irwin, Secretary – Barbara Strollo, Assistant Secretary and Joe Gannone, Treasurer.

EXECUTIVE BOARD MEMBERS ABSENT: Ken Miloszewski, Assistant Treasurer

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

ROLL CALL:

BUILDING A	Rita Goldberg	
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	Louis Cotoupis	
BUILDING D	Ray McLellan	David Williams
BUILDING E	Yvon Letourneau	Denis Levert
BUILDING F	Edward Kouzoujian	
BUILDING G	Norman Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	
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 March 8, 2023 Meeting Minutes as submitted. Ray McLellan seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: All board members were provided a copy of the February 2023 financial. Joe Gannone provided a summary. Cash in the operating account showed at \$105,457.91. Cash in the reserve account showed at \$202,488.89. Total assets showed at \$532,420.70. Total expenses for year to date showed at \$242,350.00 while the association budgeted \$224,734.14, leaving a year to date loss of -\$17,634.14. The variance is mostly due to the unknown insurance increase. Rita Goldberg made a motion to approve the financial. Louis Raymond seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS:

- Painting Project: We are currently having an issue with UCI providing the associations that were painted with their product a warranty as stated in their contract. The community has requested Scott Bender to assist on working on this matter.
- The Board was presented with Bylaw amendments in February. The following amendments were discussed however the bylaws require each vote to have a 2/3 count of delegates to approve a motion. Given that we lack the data to affirm that it was requested after the meeting to revote at the April meeting.
 - Section 2: Add meetings from May – October on an as needed basis. It was discussed the bylaws already have this provision. Meeting should not be changed. A majority of the building boards voted against changing the meeting requirements. The motion did not pass.
 - Section 3.2: Buildings get 1 delegate instead of 2. The proposed amendment would allow one board member to cast one vote on all matters. The majority of the building boards voted against changing the delegates from two to one. The motion did not pass.
 - Section 3.3: Only submitted delegates get to vote. Each building must submit their list of board of directors to the Club Office. Only board members listed on the list will have the right to vote on matters brought to the Condo One Club board. It was discussed the buildings should be able to

provide "delegates" to vote on matters in their absence. This item will be tabled for further review and discussion.

- Section 3.4: Each building gets 1 vote. As stated in section 3.2, each building will continue to gate two votes. The majority voted against this amendment. The motion did not pass.
- Section 3.5: Quorum from 13 to 9 (as buildings now get 1 vote). As stated in section 3.2 each building will continue to get two votes. The majority voted against this amendment. The motion did not pass.
- Section 5.2: No nominations from the floor on election night. The majority of the building boards voted in favor of no longer allowing nominations from the floor on the night of the election meeting. All interested candidates running for the board must submit their nominations in advance when the call for nominations is sent out in October. The motion passed to change the amendment.
- Section 5.3: Definition of majority. This item has been removed from the proposed amendments.
- Section 9.1: Committees on as needed basis. The Men's Club, Woman's Club, Starlighters and Shuffle Board are all "clubs" and should be removed from "committees". Committees should be established on an "as needed" basis and not a requirement of Condo One Club. A majority of the building boards were in favor of the amendment. The motion passed.
- Section 9.2: Keep or remove "sustainable income" requirements. It was discussed that "sustainable income" was difficult to obtain. A majority of the board boards were in favor of removing the "sustainable" requirement. All other requirements of the amendment will remain the same.
- Dominique Mimeault made a motion to amend the bylaws to state only one board member from each building should be allowed to serve on the Condo One Club Board at one time. Meaning two or three representatives from the same building should not be on the Condo One Club Board. This item was tabled for the next meeting as it was not provided to the membership prior to the board meeting.

NEW BUSINESS:

- 2022 Annual Audit. A motion was made by Ray McLellan to approve the 2022 audit as provided by Gladstone and Company. A summary of the audit will be placed on the community website. Louis Raymond seconded the motion. Motion carried unanimously.
- 2023 Annual Audit Engagement Letter. A motion was made by Dominique Mimeault to approve the 2023 engagement letter to have Gladstone and Company prepare then 2023 audit. Louis Raymond seconded the motion. Motion carried unanimously.
- Golf Carts: The prior management contract included the rental of golf carts for the association. Campbell Management has removed this option from the contract. Larry Fetta advised he was working with Phoenix Golf Cart for the purchase of three (3) carts at a cost of \$6,000.00 per cart. A majority of the building boards agreed to move forward with the purchase of the golf carts. It was suggested a special assessment of \$41.50 per owner be assessed to pay for the carts. How the association will pay for the carts has been tabled at this time.
- Association Credit Card: Allison Bruce is working with the bank on obtaining an association credit card for purchases. The manager Scott Thibodeau has been using his owner credit card for purchases and submitting reimbursement requests. The Board agreed the association should obtain their own card. Allison will continue to work on obtaining a card for the office use. A majority of the building boards were in favor. Motion carried.

PRESIDENTS REPORT:

Larry Fetta advised there were issues with the pool. The pool company provided a proposal to replace the pool pump for \$1650.00. Larry purchased one from a pool supply store and had it installed saving the association over \$1000.00. The pool heater then stopped working so we had Florida Heater come out and he advised the heater was fine, there was something wrong with the pool pump (not motor). The pool company came out and cleaned out the filters and everything appears to be in working order. It was noted that someone was shutting off valves and changing the pool equipment. The pool area will now be locked. No resident or owner is permitted near the pool equipment.

COMMITTEE REPORTS:

- Men's Club: Ray Ameneiros was not present at the meeting. All notices pertaining to the men's club upcoming activities have been posted on the building bulletin boards.

- Woman's Club: The flea market was a huge success. Thank you to all who attended and participated. The last bingo will be held on March 20th. All notices pertaining to the woman's club have been posted on the building bulletin boards.
- The Starlighters: The annual extravaganza on March 18th at 7:00 PM. Please contact the club if you are interested in obtaining a ticket.
- Beautification Committee: Richard Irwin advised the committee has had discussions regarding improvements. It was requested maintenance paint all the stairwell railings black. It was also requested the lights fixtures be painted as well. The committee is looking for funds to update the front monument sign with flowers and plants that can sustain the heat and provide a better curb appeal. It was requested we obtain paint from Biscayne to match the building paint so the pool umbrellas can be painted with the dark blue and light grey. The committee will be looking for ideas and events to raise money for these projects.

OPEN FORUM

- Diane Whatley advised the community should be looking into ways to save money. Some ideas included installing air dryers in the bathrooms rather than paper towels. Another idea was motion faucets to eliminate wasting water.
- Louis Raymond advised he contacted the City of Margate about getting the storm drains cleaned. There has been no response from the city. It was requested any available homeowner attend the next City Hall meeting on Wednesday at 7:00 PM. The city should address this issue as they have done for the last fifty years. Homeowners pay taxes and want this service to continue.
- It was requested Condo One Club purchase a new ladder. The current one is no longer safe to use.
- An owner advised she was very unhappy about the amount of dogs in the community. The association follows the laws that have been set forth by the state. An emotional support or service animals has to be allowed. If an owner provides the required documents then the association has to allow the pet. Any owner in violation of the rules and regulations should be reported to the Board of Directors.
- It was reported the first aid kit by the pool area should be replenished and/or replaced.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 8:55 PM. The next meeting is scheduled for April 12, 2023.

Reviewed and Approved by the Board of Directors,

Print: Richard Irwin

Signed: _____