

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

CALL TO ORDER: There was the salute to our flag and a moment of silent prayer was held. The meeting was called to order at 7:02 PM community manager Scott Thibodeau.

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, Building Board Representatives and interested homeowners.

ROLL CALL:

BUILDING A	Rita Goldberg	
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	John Napoli	
BUILDING D	Mario Sauve	Raymond McLellan
BUILDING E	Yvon Letoruneau	Irina Makarova
BUILDING F	Raymond Ameneirus	
BUILDING G	John Evans	Randy King
BUILDING H	Daniel Miller	
BUILDING J	Maria Rodriguez	
BUILDING K	Richard Irwin	
BUILDING L	Ron Elias	Louis Raymond
BUILDING M	Haydee Fetta	Marilyn Graham

READING OF MINUTES:

Raymond Ameneirus made a motion to approve the February 9, 2022 meeting minutes. Allison Bruce seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: All board members were provided a copy of the February financial report. Joseph Gannone provided the summary. Cash in the operating account showed at \$227,248.88. Cash in the reserve account showed at \$193,688.00. Total current assets showed at \$367,238.21 while Total Fixed Assets showed at \$172,505.51. Oriole Condominium One Club total assets as of 2/28/22 was \$960,681.40. Yvon Letorunea made a motion to approve the financial. Ken Miloszewski seconded the motion. Motion carried unanimously.

COMMITTEE REPORTS:

- Men's Club – Is holding another pool side BBQ on March 26, 2022. There is a tentative bowling tournament that may be scheduled for March 20th. Information will posted on the building bulletin boards.
- Woman's Club – Community yard sale is scheduled for Saturday. There is a meet and greet event scheduled for March 24th from 5:00 to 7:00. Information on events has been posted on the building bulletin boards.

PRESIDENT'S REPORT: Susan Rosenthal

UNFINISHED BUSINESS:

- Community Manager provided the board with various information pertaining to the repairs requires for the maintenance shed. All building representatives were asked if they were in

favor of utilizing Coastline PC to repair the damaged boards on the exterior of the shed at a cost of \$2,780.00 and hiring Kantuta Corporation to install a new roof at a cost of \$8,750.00. There were no board members opposed. Motion was carried unanimously.

- 50 Year certification – The board reviewed the various proposals from engineering firms to provide the required specifications and drawing so the buildings can go out to bid to contractors for the required repairs. All buildings were in favor of approving CDM as the engineering firm at a total cost of \$16,000.00. Each building will be responsible for their own lists. Building K, L and M opposed the motion. Motion was carried.
- Community manager provided the board with proposals from nine painting companies. All building representatives were asked if they were in favor of utilizing RCI as the painting contractor based on the use of UCI paint as well as their detailed proposal. The total cost of the proposal was \$199,875.00 for the building paint, an additional \$46,325.00 to paint the mansard roofs and \$68,475.00 to repaint the floors, stairs, and catwalks (2 coats) along with an additional \$12,960.00 for caulking the rear patio panels. Total cost of the project is \$327,635.00. Club One will contribute \$15,000.00 leaving a balance of \$312,635.00 which will be 26,053.00 per building. There were no board members opposed to the proposal. Motion to approve was unanimous.
- Blue Stream advised we are down to 34 units that have not installed the cable. It was requested the boards review their list and determine when they would be available to meet with Blue Stream to gain access to the units so the required cable wire can be installed. All wires were scheduled to be installed by 3/15/22.

NEW BUSINESS:

- Updated Application Requirements: Each building was surveyed to obtain their opinion on changing the application requirements to purchase or rent within Oriole Golf & Tennis Condominium Phase One. A majority of the buildings requested the 700 credit score remain as is and the average income requirement was \$40,000.00. Susan Rosenthal thanks Marilyn Ceder for obtaining information on what the surrounding community's requirements are.

The Board agreed the following should be incorporated into the application process: In accordance with the associations amended documents dated 4/18/18, Section 9.2 (A), by a simple majority of the Board and amended on the application requirements thus enforcing the new income requirements without further need to amend the By-Laws. No investors are permitted. Approval or disapproval by the building delegate of an application to purchase, lease or occupy a unit shall be the binding decision.

The Committee consisting of a least one Officer of Oriole Condominium One Club Inc. and one Officer from the building which the unit for which the "screening" is being conducted. The committee will review the purchase, or rental application and any other pertinent material. The committee should satisfy itself that the applicant has no criminal record. The committee is looking for stability in employment and residence. The applicant needs a Credit Score of 700 or higher. The Application should have no record of bankruptcy, foreclosure or collections. The Applicant needs to provide sustainable income stream capable of meeting the maintenance of assessments as well as any possible special assessments. The current verifiable income per the Board of Directors shall be \$40,000.00 annually. Applicant must provide three (3) years of income tax returns and supporting W2s.

- *Sustainable income means income that persist in the event of issues like disability or hospitalization. For example, sourced by social security, pensions, annuities, etc.*
- *Persons lacking stable income may alternative, willingly provide latest 3 consecutive year-end statements from well-known financial institution(s)*

evidencing liquid assets equal to 3 times the value of the property they are purchasing.

- Oriole Golf & Tennis is a 55+ Community. Concerns regarding residents under the age of 55 has been brought to the attention of the club office. Community Manager advised he was aware of the issue and has provided the owner with 30 days to vacate or the matter will be turned over to the association's attorney. The association does not allow corporations or LLC's to be listed as owners.
- Tree trimming has been tabled at this time. Community Manager has only received two (2) proposals out of the eight (8) companies solicited. This should be scheduled before May 2022.

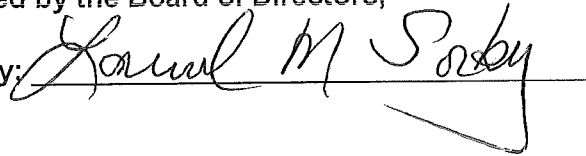
GOOD AND WELFARE:

- A board member advised the landscape company should not be blowing leaves around and requested they be picked up via vacuum.
- It was noted the swimming pool rules sign is outdated and should be changed.

ADJOURNMENT: There being no further business to come before the board, Richard Irwin made a motion to adjourn at 8:30. Haydee Fetta seconded the motion. Motion carried unanimously. The next meeting is scheduled for April 13, 2022.

Reviewed and Approved by the Board of Directors,

Laurel Sorby, Secretary:

A handwritten signature in black ink that reads "Laurel M Sorby". The signature is written in a cursive style and is positioned over a horizontal line.