

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**March 13, 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 7:02 PM by Board President Larry Fetta. The meeting was also scheduled via zoom.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Larry Fetta, President, Diane Gizzi, Secretary, Barbara Strollo, Assistant Secretary and 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	
BUILDING B	Marilyn Cedar	Michel Ross
BUILDING C	Louis Cotoupis	Jim Scavo
BUILDING D	Mario Sauve	
BUILDING E	Denis Levert	Irina Makarova
BUILDING F	Michael Parang	Ray Ameneiros
BUILDING G	Randy King	
BUILDING H	Jeff Whatley	
BUILDING J	Corinne Kochinka	
BUILDING K	Richard Irwin	Joe Gannone
BUILDING L	Ron Elias	Ida Kulkuch
BUILDING M	Haydee Fetta	

**APPROVAL OF PRIOR MEETING MINUTES**

Michel Ross made a motion to approve the February 14, 2024, Board of Directors Meeting Minutes. Mario Sauve seconded the motion. The motion passed unanimously.

**APPROVAL OF FINANCIALS**

Scott Thibodeau provided a breakdown of the financials for February. Cash in the operating account showed at - \$113,728.20. Cash in the reserve account showed at \$217,652.58. Total actual expenses for the month were \$167,512.17 while the association budgeted \$145,352.91 for the month, leaving a net loss of -\$22,159.26. All buildings received \$2,500.00 from Condo One for the insurance overpayment as previously discussed for February.

**UNFINISHED BUSINESS**

Reserve Studies – G. Batista emailed the updated reserve studies prior to the meeting. Management will send out the revisions on Thursday.

**NEW BUSINESS**

2023 Audit: The Board reviewed the draft 2023 audit provided by Gladstone, Strum & Company. Ken Miloszewski made a motion to approve the audit as submitted. Ray Ameneiros seconded the motion. Motion carried unanimously.

2024 Engagement Letter: The Board reviewed the proposal from Gladstone, Strum & Company to perform the required audit for 2024. Ken Miloszewski made a motion to approve the proposal noting a price increase to \$6,000.00. Ray Ameneiros seconded the motion. Motion carried unanimously.

Parking Lot Sealcoating: The Board reviewed two (2) proposals received for seal coating the parking lot. The Paving Lady came in at \$33,030.00. This price included the cleaning, painting and stenciling of the parking

bumpers. First Class Asphalt came in at \$58,320.00. A motion was made to table the decision until we could receive a third proposal.

### **COMMITTEE REPORTS**

Men's Club: Community Flea Market is scheduled for March 16, 2024. A spaghetti dinner is planned for March 23, 2024 and the Pool party is scheduled for March 30, 2024.

Women's Club: Final Bingo is scheduled for March 18, 2024.

Starlighters: The Starlighters event was a huge success. Many thanks to the volunteers and for putting on a great show.

### **OPEN FORUM**

- Someone requested additional speed bumps be installed. The street belongs to the city, and we do not have the authority to install speed humps on city property. If they require daily traffic of 400 or more vehicles, it is not likely they would approve the installation.
- It was requested if the white fly treatment could be done again. The shrubs around the pool are not doing well.
- It was requested Condo One purchase benches for the front of the clubhouse for outdoor sitting.
- Ray Ameneiros advised they are planning a trip to Lips for a dinner and show. The cost is \$35.00 per person. The date is April 4<sup>th</sup> at 7:00 PM. You will need to provide your own transportation.

**ADJOURNMENT:** There being no further business to come before the board, the meeting was adjourned at 7:26 PM. The next meeting is scheduled for Wednesday, April 10, 2024.

**Reviewed and Approved by the Board of Directors,**

**Print: Diane Gizzi, Secretary**

**Signed:** \_\_\_\_\_