

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
March 19, 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 7:04. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President, Diane Gizzi, Secretary, Michel Ross, Treasurer and Barbara Stollo, Assistant Secretary/Director. Ken Miloszewski, Vice President was not present.

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

ROLL CALL:

BUILDING A	Rita Goldberg	
BUILDING B		
BUILDING C	Jim Scavo	Claudia Bernstein
BUILDING D	Ray McLellan	David Williams
BUILDING E	Denis Levert	Irina Makarova
BUILDING F	Ray Ameneiros	
BUILDING G	Randy King	
BUILDING H	Diane Whatley	Denise Prohasker
BUILDING J	Archie Williams	
BUILDING K	Richard Irwin	Ed Doctoroff
BUILDING L	Ida Kukuch	Louis Raymond
BUILDING M	Haydee Fetta	

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the February 12, 2025, Board of Directors Meeting Minutes. Rita Goldberg seconded the motion. Motion was carried unanimously.

APPROVAL OF FINANCIALS

Ray McLellan made a motion approve the January financial as submitted. Ray Ameneiros seconded the motion. Motion carried unanimously.

Cash in the operating account showed at \$159,744.71. Cash in the reserve account showed at \$185,449.35. The association budgeted 140,968.15 for the month. Actual expenditures were \$125,380.68, leaving a net income of \$15,587.47.

UNFINISHED BUSINESS

Auditorium Floor Update – Michel Ross was able to locate tile through a bidding website. The company was going through foreclosure and the bank was selling the tile via auction. The club was able to purchase approximately 4000 sq. ft. of tile for about \$1,900.00. Larry Fetta advised three contractors provided a proposal to install the tile in the auditorium. A motion was made by Denis Levert to approve the proposal by L.B. Tile & Marble at a cost of \$13,500.00. This cost includes the installation of vinyl on the stage area as well as installing tile in the large guest bathrooms. Diane Whatley seconded the motion. The motion was carried unanimously. The project is expected to start as soon as next week.

NEW BUSINESS

Auditorium Rentals – The executive board has advised the cost to use the auditorium for private parties will be increased from \$100.00 per event to \$150.00 per event. These fees will be applied to future expenditures of the auditorium and other common areas.

Club Use – The executive board has advised that any club organization that intends to charge a fee for an event and wishes to use the auditorium or outside space, must pay the \$150.00 rental fee. It was further stated maintenance employees will no longer be setting up table and chairs for these events unless they can do so afterhours. Any expense will be paid by the club organization directly to the employee.

Maintenance Staff – Please do not call the staff between 7:00 am – 3:00 pm. Maintenance requests should be made through the office. Maintenance has a schedule of jobs each day. We need to avoid interruptions. Personal items / private work should be made after hours (3:00 pm - 8:00 pm).

Transparency of Funds - A club that charges money within a condo association generally needs to show their financial records to the association members, as Florida law requires all condo associations to maintain transparent financial records, including detailed receipts and expenditures, which should be accessible to residents upon request. Starting in the fall, the club organizations should provide expense reports to the executive board.

Pool Deck Wash and Seal – The Board reviewed two proposals to wash and seal the pool deck. One proposal was \$9,950.00 and the second was \$14,850.00. It was agreed Condo Club should purchase a new power washer and have the maintenance staff take care of the washing, sand application and sealing.

COMMITTEE REPORTS

Men's Club: The final BBQ Pool Party is scheduled for Saturday. For tickets please see Ray ASAP.

Women's Club: Diane Whatley advised the Women's Club is always transparent and had provided the association with a large television and other items. Her efforts were acknowledged and appreciated.

Starlighters: The Starlighters had another exceptional performance. Another job well done and thank you to all who participated. We look forward to next year's performance.

HOMEOWNER OPEN FORUM: A homeowner advised he was not happy with the yearly tree trimming. It was further stated the tree trimming company is not cutting enough of the canopy. It was requested the Condo Club go out to bid this year before the next tree trimming. It was also mentioned all plant material should be cut away from the buildings.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 8:00 PM. The next meeting is scheduled for April 9, 2025.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: _____