

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
April 9, 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 7:05. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President, Diane Gizzi, Secretary, Michel Ross, Treasurer, Barbara Strollo, Assistant Secretary/Director and Ken Miloszewski, Vice President.

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

ROLL CALL:

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

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the March 19, 2025, Board of Directors Meeting Minutes. Denis Levert seconded the motion. Motion was carried unanimously.

APPROVAL OF FINANCIALS

Ray McLellan made a motion to approve the February financial as submitted. Rita Goldberg seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS

Power Wash Pool Deck – Larry Fetta advised Condo One purchased a new power washer. The cost was \$699.00. We expect to power wash the pool deck and then maintenance will apply the necessary materials to fill in the cracks and reseal the entire area. This is scheduled for the month of May.

NEW BUSINESS

2024 Audit – The annual 2024 audit was completed by Gladstone Strum & Company. A motion was made by Ray McLellan to approve the audit as submitted. Ken Miloszewski seconded the motion. Motion was carried unanimously. The audit will be uploaded to the association's website.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Association as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America

COMMITTEE REPORTS

Men's Club: Nothing to report at this time.

Women's Club: Nothing to report at this time.

Starlighters: It was mentioned again how wonderful the show was this year, and we look forward to next year's production.

HOMEOWNER OPEN FORUM: The executive board was looking to update the colors in the auditorium. Many were against the color change. It was decided the room should remain the same so a "refresh" will be done. The new floor looks amazing and thanks again to Larry and Michel for finding the tile.

It was mentioned the pool area is in need of some updates.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:45 PM. The next meeting is scheduled for July 9, 2025.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: _____

