

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**April 11, 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 7:05 PM by Scott Thibodeau, Community Manager. The meeting was also scheduled via zoom.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Larry Fetta, President, Diane Gizzi, 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	Donna Tilka
BUILDING B	Marilyn Cedar	Michel Ross
BUILDING C	Jim Scavo	
BUILDING D	Raymond McLellan	
BUILDING E	Robert Kwaak	Irina Makarova
BUILDING F	Michael Parang	
BUILDING G	Norman Paul	Randy King
BUILDING H		
BUILDING J	Archie Williams	Corinne Kochinka
BUILDING K	Richard Irwin	Joe Gannone
BUILDING L	Louise Raymond	Ida Kulkuch
BUILDING M	Haydee Fetta	

**APPROVAL OF PRIOR MEETING MINUTES**

Rita Goldberg made a motion to approve the March 14, 2024, Board of Directors Meeting Minutes. Jim Scavo seconded the motion. The motion passed unanimously.

**APPROVAL OF FINANCIALS**

Scott Thibodeau provided a breakdown of the financials for March. Cash in the operating account showed at - \$1,225.34. Cash in the reserve account showed at \$221,045.88. Total actual expenses for the month was \$143,147.98 while the association budgeted \$145,352.91 for the month, leaving a net income of \$2,204.93. Ray McLellan made a motion to approve the financials. James Scavo seconded the motion. Motion was carried unanimously.

**UNFINISHED BUSINESS**

Reserve Studies – G. Batista submitted another final of the SIRS Report. The buildings were provided a breakdown of what they should expect the 2025 reserve amounts to include and the required expected increase to fully fund the reserves. Lou Raymond had additional questions and wanted to challenge some of the information.

Parking Lot Sealcoating: The Board re-reviewed the proposal for seal coating the parking lot. The Paving Lady came resubmitted their proposal and came down in price to \$29,29,010.00 (initially \$33,030.00). DMI provided a proposal (after requesting one three times) at a price of \$28,444.00. Their price did not include the cleaning of the parking bumpers prior to painting. As The Paving Lady has been servicing the community since 2018, a motion was made by Raymond McLellan to approve the proposal from The Paving Lady. Normal Paul seconded the motion. Motion carried unanimously. Management will find out when this project should be scheduled.

**NEW BUSINESS**

The Board reviewed the proposal received from Maldonado Landscaping for the annual tree trimming. The estimated price of \$7,800.00 was the same as last year. A motion as made by Ray McLellan to approve the proposal. Normal Paul seconded the motion. Rita Goldberg had concerns about certain tree's being trimmed the

correct way. It was advised management will discuss the concerns prior to pruning. The motion was carried unanimously.

### **PRESIDENT REPORT**

Larry Fetta advised the irrigation pump that feeds water to the landscaping is in bad shape. He is currently working with an electrician to have the panels replaced. It was also noted the pump system itself is about to fail. Joe Gannone advised the association had received a proposal prior for this type of work. Management requested if he could provide a copy.

Larry and the Board want to wish the snow birds a safe trip home and we hope to see everyone next year.

### **COMMITTEE REPORTS**

Men's Club: Ray Amenerios wanted to thank everyone for participating in all the fun events this year. There is a proposed July 4<sup>th</sup> BBQ in the works, and they are working on a calendar of events for 2025.

Women's Club: Diane Whatley as not present at the meeting. Thank you to her and the committee for all of their events.

Starlighters: The Starlighters event was a huge success. Thanks again to Diane and Ray McLellan. Everyone is looking forward to next year's event.

### **OPEN FORUM**

- Haydee Fetta advised there is an additional way to pay assessments and the information should be included on the community website.
- James Scavo advised the community should purchase flood insurance for all buildings. As some buildings are not classified as a flood zone, it would be up to the buildings to obtain their own flood insurance. Richard Irwin advised the association should address these concerns with the City of Margate and attend one of their meetings.

**ADJOURNMENT:** There being no further business to come before the board, the meeting was adjourned at 7:45 PM. The next meeting will be scheduled in November.

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

**Print: Diane Gizzi, Secretary**

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

