

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**April 12, 2023**

**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 8:32 PM by Board President Larry Fetta. The meeting was also scheduled via zoom.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Larry Fetta, President – Richard Irwin, Secretary – Barbara Strollo, Assistant Secretary, Ken Miloszewski, Assistant Treasurer and Joe Gannone, Treasurer.

**EXECUTIVE BOARD MEMBERS ABSENT:** Allison Bruce, Vice President

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

**ROLL CALL:**

BUILDING A	Rita Goldberg	Vivette Blackwood
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	Louis Cotoupis	Jim Scavo
BUILDING D	Ray McLellan	David Williams
BUILDING E	Yvon Letourneau	Irina Makarova
BUILDING F		
BUILDING G	Norman Paul	Randy King
BUILDING H	Jeff Whatley	Scarlett Stefanelli
BUILDING J	Corine Kochinka	Archie Williams
BUILDING K	Richard Irwin	Joe Gannone
BUILDING L	Ron Elias	Ida Kukuch
BUILDING M	Haydee Fetta	Linda Bernal

**APPROVAL OF MINUTES:**

There was a discussion as to why the minutes reflected an approval or disapproval of the amendments. It was further discussed the amendments were already passed so why was the topic on the agenda again. Management advised the bylaws require each vote to have a 2/3 count of delegates to approve a motion. Given that we lacked the data to affirm, it was requested by the executive board to add the items back on the agenda. Rita Goldberg made a motion to approve the minutes. As there was no second to the motion, the motioned failed. The draft minutes will be kept in the official records of the association.

**TREASURER'S REPORT:** All board members were provided a copy of the March 2023 financial. Joe Gannone provided a summary. Cash in the operating account showed at \$17,880.07. Cash in the reserve account showed at \$194,103.62. The association borrowed \$107,000.00 out of reserve and deposited into the operating account to cover the insurance. The association has passed a special assessment to reimburse the reserve account. Total assets showed at \$867,668.46. Total expenses for the month was \$117,380.24 while the association budgeted \$112,367.07 leaving a net loss of -\$5,013.17. Year to date shows an expense of \$359,730.24 while the budget was \$337,101.21 leaving a year to date net loss of -\$22,629.03. Rita Goldberg made a motion to approve the financial. Scarlett Stefanelli seconded the motion. Motion carried unanimously.

**UNFINISHED BUSINESS:**

- **Painting Project:** We are currently having an issue with UCI providing the associations that were painted with their product a warranty as stated in their contract. The community has requested Scott Bender to assist on working on this matter. Although communications have been made with Mr. Bender and the Board, we still have not received an answer on how to move forward. Management will continue to follow up on how the liens assessed to buildings A, B, C, K and M can be removed. All residents of those buildings received the notice as well.
- The Board advised it was working on obtaining a company credit card. Joe Gannone advised the executive board needed to provide documentation showing the Board approved the credit card to move forward. The meeting minutes will be provided to take the next step on obtaining a card.

- The Board was presented with Bylaw amendments in February. The following amendments were discussed however the bylaws require each vote to have a 2/3 count of delegates to approve a motion. Given that we lack the data to affirm that it was requested after the meeting to revote at the April meeting.
  - Section 2: Add meetings from May – October on an as needed basis. It was discussed the bylaws already have this provision. Meeting should not be changed. Eighteen (18) Board Members voted against an amendment to increase the number of required meetings. Four (4) Board members wanted to amend the meeting dates. The motion did not pass.
  - Section 3.2: Buildings get 1 delegate instead of 2. The proposed amendment would allow one board member to cast one vote on all matters. Seventeen building boards voted against changing the delegates from two to one. Five (5) board members voted for the amendment. The motion did not pass.
  - Section 3.3: Only submitted delegates get to vote. Each building must submit their list of board of directors to the Club Office. Only board members listed on the list will have the right to vote on matters brought to the Condo One Club board. There were twenty-two votes in favor of defining the word Board of Directors as alternates or delegates.
  - Section 3.4: Each building gets 1 vote. As stated in section 3.2, each building will continue to gate two votes. The motion did not pass.
  - Section 3.5: Quorum from 13 to 9 (as buildings now get 1 vote). As stated in section 3.2 each building will continue to get two votes. The motion did not pass.
  - Section 5.2: No nominations from the floor on election night. Seventeen board members voted in favor or no longer allowing nominations from the floor on the night of the election meeting. Five members were in favor of leaving it as is. The motion was passed.
  - Section 9.1: Committees on as needed basis. The Men’s Club, Woman’s Club, Starlighters and Shuffle Board are all “clubs” and should be removed from “committees”. Committees should be established on an “as needed” basis and not a requirement of Condo One Club. Nineteen board members were in favor of the amendment. Three board members were against. The motion passed.
  - Section 9.2: Keep or remove “sustainable income” requirements. Nineteen board members voted in favor of the amendment to remove “sustainable income”. Five board members were against the amendment. The amendment passed. All other requirements of the amendment will remain the same.
  - Condo One Board of Directors should be established by volunteers from the community buildings. Nineteen board members were in favor of only allowing two building boards to sit on the executive board unless approved by a majority of the buildings at the next scheduled election meeting. Moving forward there should be no more than two representative from a building service on the condo one board at a time. Five board members were opposed. The amendment passed.

#### **NEW BUSINESS:**

- 2022 Annual Tree Trimming. A motion was made and second to accept the tree trimming proposal from our current landscape company Maldonado at a cost of \$7,800.00. Martins Tree Service came in at \$8,000.00. Thirteen members were in favor of signing the contract. Five members were opposed. The motion was carried.
- Management provided the Board with information from G. Batista on the Structural Integrity Reserve Study. The proposal to complete the required reserve study is currently \$14,000.00. This would be broken down to \$1,200.00 per building. This item will be on the next meeting agenda for approval.
- Allison Bruce found helpful information regarding elevators which discusses the State of Florida Elevator Codes that was included in the board meeting package.

#### **PRESIDENTS REPORT:**

Larry Fetta advised there was nothing new to report that wasn’t already discussed.

#### **COMMITTEE REPORTS:**

- Men’s Club: Ray Ameneiros was not present at the meeting. There are no new events planned at this time. Great thanks for all you do and for planning all these events for the residents!
- Woman’s Club: Diane Whatley was not present at the meeting. There are no new events planned at this time. Great thanks for all you do and for planning all these events for the residents!

- The Starlighters: The annual extravaganza was held on March 18<sup>th</sup> at 7:00 PM. It was a great show and special thanks to all who volunteered. We looking forward to next year's production.
- Beautification Committee: Richard Irwin advised the committee has purchased some flowers for the front entry. Special thanks to Randy King who volunteered to paint all the pool umbrellas to match our new colors. Special thanks to Haydee Fetta and Diane Gizzi for planting the new flowers.

#### **OPEN FORUM**

- Rita Goldberg advised there are other communities that have a DNA testing policy regarding owners with dogs who defecate in the common area. It was suggested the association look into this type of program which would include imposing a fee to residents who bring dogs into our "no pet" community.
- It was mentioned the prior president from building H was in the hospital. Visitor would be happily accepted.
- Haydee Fetta advised the association should not impose fees on dog owners. As this item was a suggestion and not on the agenda, no further discussion is required.

**ADJOURNMENT:** There being no further business to come before the board, the meeting was adjourned at 8:24 PM. The next meeting is scheduled for November 8, 2023.

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

Print: *Diane Gizzi*

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