

ORIOLE CONDOMINIUM ONE CLUB, INC.
SPECIAL ASSESSMENT MEETING MINUTES
April 12, 2023 @ 7:00 PM

Meeting will also be available via Zoom Platform online or by phone at:
www.zoom.com Meeting ID: 8102060387 Passcode: Board
Or Phone #: (929) 436 2866 for US residents and (587) 328 1099 for Canadian residents

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 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

The association was initially proposed \$550,000.00 to cover the cost of the 2023 insurance premium. After the budget was approved, the agent advised the cost of the insurance went up significantly to \$620,000.00 plus additional fees for financing. This has left the association in a deficit of \$88,905.00. A special assessment is required at this time to ensure sufficient funds are available to pay the monthly insurance bill. \$88,905.00 divided by 12 buildings = \$7,408.75 per building. \$205.79 per unit owner.


All were in favor of passing the special assessment to collect addition funds to pay the ongoing insurance bill.

Condo One is looking to purchase three (3) golf carts for the community. The current carts are on lease through Campbell Management. The lease period is up and Campbell has not included the lease of the carts into the current management contract. The Board can take over a new lease at a cost of \$525.00 per month (\$6,900.00 per year) or purchase three (3) carts directly at a cost of \$6,000.00 per cart (\$18,000.00). \$18,000.00 divided by 12 buildings = \$1,500.00 per building. \$41.66 per unit owner.

There was discussion as to why the association doesn't finance the \$18,000.00 over a three year period so it would not affect the homeowners as much. Other members advised they did not want to pay any finance charges.

There were seventeen (17) votes to pass the special assessment to purchase three (3) golf carts. Five (5) were against. The special assessment was passed.

Approved:



Diane Gizzi Secretary