

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**April 13, 2022**

**CALL TO ORDER:** There was the salute to our flag and a moment of silent prayer was held. The meeting was called to order at 7:08 PM by community manager Scott Thibodeau.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Susan Rosenthal, President - Ken Miloszewski, Vice President - Laurel Sorby, Secretary - Joseph Gannone, Treasurer – Allison Bruce, Assistant Secretary and Larry Fetta, Assistant Treasurer.

**EXECUTIVE BOARD MEMBERS ABSENT:** None

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

**ROLL CALL:**

BUILDING A	Rita Goldberg	Gerald Gillian
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	John Napoli	Hermine Rainford
BUILDING D	Mario Sauve	Raymond McLellan
BUILDING E	Yvon Letoruneau	Irina Makarova
BUILDING F		
BUILDING G	Normand Paul	Randy King
BUILDING H	Scarlett Stefinelli	Tito Vasquez
BUILDING J	Archie Williams	Maria Rodriguez
BUILDING K	Richard Irwin	Nathan Ayers
BUILDING L	Ron Elias	Barbara Strollo
BUILDING M	Haydee Fetta	

**READING OF MINUTES:**

Allison Bruce made a motion to approve the March 9, 2022 meeting minutes. Ray McLellan seconded the motion. Motion carried unanimously.

**TREASURER'S REPORT:** All board members were provided a copy of the March financial report. Joseph Gannone provided the summary. Cash in the operating account showed at \$47,208.13. Cash in the reserve account showed at \$196,228.71. Total current assets showed at \$330,504.49 while Total Fixed Assets showed at \$172,505.51. Oriole Condominium One Club total assets as of 3/31/22 was \$746,446.84. Yvon Letorunea made a motion to approve the financial as submitted. Scarlett Stefinelli seconded the motion. Motion carried unanimously.

**COMMITTEE REPORTS:**

- Men's Club – There are no upcoming events scheduled by the Men's Club at this time.
- Woman's Club – Bingo is scheduled for April 25, 2022.

**PRESIDENT'S REPORT:** Susan Rosenthal advised any owner who makes changes to the exterior of the property (windows/doors) needs to submit an architectural application to be reviewed by the Board of Directors. Any permits need to be posted in the owners window. Once the city has signed off on the permit a copy needs to be provided to Oriole Club One to be put into the unit owners file.

**UNFINISHED BUSINESS:**

- Community Manager advised the Board that the shed repairs (exterior walls) have been completed. Raul Ascarrunz of Kantutacorp advised in an email to the manager that he applied for the Environmental Permit from Broward County and filed the Notice of Commencement with the County. Once the process is completed he will start the re-roofing of the shed.

- **Painting Project:** Although the Board approved RCI at the last meeting to paint the buildings, Management provided the Board with a proposal from Biscayne. Management advised Biscayne used to own Coastal Painting and had painted the buildings about 9 years ago. Biscayne came in at \$323,250.00 which was cheaper. Biscayne offers the same warranty and will utilize UCI paint products. A motion was made by Yvon Letourneau to accept the Biscayne proposal. Scarlett Stefinelli seconded the motion. Richard Irwin opposed the motion. Raymond McLellan abstained. The motion was carried.
- Management provided the board with an update from Blue Stream. A lot of progress has been made but there are still a few owners who have not made contact to have the new cable provider install the required wiring. Blue Stream will be on property on April 18, 2022 to do a final install. Each building representative will need to provide access to the units.
- The Board reviewed the proposal from Martins Landscape and Design to trim the trees. They provided this service in the past few years. Raymond McLellan made a motion to approve the proposal at \$7,900.00. Scarlett Stefinelli seconded the motion. Richard Irwin opposed. Motion carried.

#### **NEW BUSINESS:**

- **Association Committees:** In accordance with the association governing documents, the President shall appoint the following standing committees upon consultation with the executive committee. The Board advised the following committees were available and advised the community if anyone was interested in joining a committee, they should reach out to the community manager:
  - a) Beautification Committee will be chaired by Laurel Sorby. This committee will review and discuss options to beautify the common areas of the community.
  - b) Painting Committee will be chaired by Susan Rosenthal. This committee will review and discuss the upcoming painting project.
  - c) Budget Committee will be chaired by Joseph Gannone. This committee will work with management on reviewing and creating the 2023 budget.
  - d) Civil Affairs Committee will be chaired by Laurel Sorby. This committee will work on city related issues.
  - e) Website Committee will be chaired by Allison Bruce. This committee will work with management on reviewing and updated the association's website.
- Amendment to the documents regarding the screening process. A motion was made by Allison Bruce to amend the screening requirements of the association. Yvon Letourneau seconded the motion. Motion carried unanimously. Management will submit the signed addendum to the attorney for filing and a copy will be mailed out to unit owners. The new amendment will take effect 14 days after recording.


#### **GOOD AND WELFARE:**

- Richard Irwin advised the association should be looking at flood insurance. The associations do not have flood insurance at this time.
- A question was raised regarding landscape improvements. Each building is responsible for their own maintenance. Club One does not have money budgeted for landscape repairs/replacements.
- Richard Irwin advised some an electrical work was done in the front of the community in October however he feels that the association was charged for work that was not done in accordance with the contract that was signed.

- A question was raised regarding the under aged occupants. It was advised a letter was sent without a response. Management will contact the attorney to find out what action can take place.
- Richard Irwin stated the association should be uniform and there have been too many changes throughout the community.

**ADJOURNMENT:** There being no further business to come before the board, Ray McLellan made a motion to adjourn the meeting at 8:30. Allison Bruce seconded the motion. Motion carried unanimously. The next meeting is scheduled for November 9, 2022.

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

Laurel Sorby, Secretary:  \_\_\_\_\_