

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**June 11, 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 7:03. The meeting was also scheduled via zoom.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Larry Fetta, President, Diane Gizzi, Secretary, Michel Ross, Treasurer and Ken Miloszewski, Vice President. Barbara Strollo, Assistant Secretary/Director was not present.

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

**ROLL CALL:**

BUILDING A	Rita Goldberg	
BUILDING B	Heather Buschbaum	
BUILDING C	Jim Scavo	Claudia Bernstein
BUILDING D	Ray McLellan (zoom)	David Williams
BUILDING E		
BUILDING F	Ray Ameneiros	Ileana Natal
BUILDING G	Randy King	
BUILDING H	Deanna Vortolomei	Shirley Ali
BUILDING J	Archie Williams	
BUILDING K	Richard Irwin	
BUILDING L	Louis Raymond	
BUILDING M	Haydee Fetta	Marilyn Graham

**\*\*\* City of Margate Police Department Presentation**

Stephen Simmons of the Community Engagement Division of the City of Margate was present to discuss and provide information regarding crime prevention and fraud/scams. Remember to never respond to a company via text. Do not provide your pin number or account number to anyone. If you have concerns, please call the company (bank) directly to see if there is an actual issue. Most companies will provide you with mail correspondence and not texts or emails. Be mindful and never provide personal information.

**APPROVAL OF PRIOR MEETING MINUTES**

David Williams made a motion to approve the April 9, 2025, Board of Directors Meeting Minutes. Raymond Luis seconded the motion. Motion was carried unanimously.

**APPROVAL OF FINANCIALS**

Louis Raymond made a motion approve the April financial as submitted. Rita Goldberg seconded the motion. Motion carried unanimously.

Cash in the operating account showed at \$172,288.74. Cash in the reserve account showed at \$193,242.29. The association budgeted \$175,677.95 for the month. Actual expenditures were \$140,968.15, leaving a net income of -\$34,709.80 for the month. Year to date we are -\$31,834.85.

It was noted trash is estimated at \$5,872.05 while the association budgeted \$4,000.00. Management fee was incorrectly estimated at \$22,574.16. Actual month fee is \$24,498.73. It was agreed the insurance refund issued at the beginning of each quarter would be on hold until the end of the quarter to ensure the association expenditures are covered.

**UNFINISHED BUSINESS**

Ratify prior action of additional tile work – It was discussed the original tile contractor was not able to install the laminate on the stage. A refund of \$700.00 was issued. A new contractor was hired to lay the laminate

on the stage and also use some of the remaining tile to redo the kitchen area. The total cost of the entire project was approximately \$19K and still under budget of the estimated \$20K. Special thanks to Larry Fetta, Michel Ross and Randy King who volunteered their time to repaint and repair the wall, doors and baseboards. Everyone was happy with the results. The next big project will be the pool deck area.

#### NEW BUSINESS

Correction to Purchase/Lease Amendment – The executive board advised that the amendment recorded after the December 13, 2023, meeting was done in error. A motion was made by Rita Goldberg to approve the corrected amendment to include the requirements of three (3) years of tax returns to verify steady income. This sentence was removed in the recorded 2023 amendment and the board wished to put it back in. Louis Raymond seconded the motion. The motion was carried unanimously.

Trash Chute Sprinkler Systems – Management advised the insurance carrier demanded the dumpster room trash chute sprinkler systems be tested. This was not something that was required in the past. JMC Fire Protection provided an estimate of \$2,495.00 to ensure the system was working for all buildings. Each building will be billed back for their portion of the inspection.

Tree Trimming – Maldonado advised the tree trimming will start on Monday, June 16<sup>th</sup>. It was requested their do a better job of thinning out the large trees to prepare for the hurricane season.

Auditorium Rental Fee – With the completion of the upgrade to the auditorium it was requested to change the rental fee and deposit. There is no known venue that charges less than \$500.00. A motion was made by Haydee Fetta to increase the rental price to \$350.00 per use and a deposit of \$350.00. All the original language and terms will remain the same. Diane Whatley seconded the motion. Jim Scavo opposed the increase. The motion was carried.

2025 Annual Fire Alarm Inspection – Management advised the annual fire alarm inspection is due by July 1, 2025. This will be taken care of on or before the due date.

#### HOMEOWNER OPEN FORUM:

-A homeowner wanted to know the next dumpster pick up. The dumpster will be delivered on Monday, June 30<sup>th</sup>.

- A homeowner has concerned about termites. This is something the board should be handling. They should contact the pest control company for an appointment/inspection.

- Richard Irwin advised he was being sued by a homeowner for a leak issue. This matter is being handled by the insurance company and the assigned attorney to the case. Management will try to obtain additional information on the matter.

**ADJOURNMENT:** There being no further business to come before the board, the meeting was adjourned at 8:40 PM.

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

**Print: Diane Gizzi, Secretary**

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