

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**June 15, 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 2:01 PM by community manager Scott Thibodeau.

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

**EXECUTIVE BOARD MEMBERS ABSENT:** Joseph Gannone, Treasurer

**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 |                        |                  |
| BUILDING E | Robert Kwaak           | Gary Pozsik      |
| BUILDING F | Michael Prang          |                  |
| BUILDING G | Normand Paul           | Randy King       |
| BUILDING H | Scarlett Stefinelli    | Tito Vasquez     |
| BUILDING J | Archie Williams        | Corine Kochinka  |
| BUILDING K | Nathan Ayers           |                  |
| BUILDING L | Barbara Strollo (zoom) | Pat Cavaliere    |
| BUILDING M | Haydee Fetta           | Marilyn Graham   |

**READING OF MINUTES:**

Allison Bruce made a motion to approve the April 13, 2022 board meeting minutes. Ken Miloszewski seconded the motion. Motion carried unanimously.

**TREASURER'S REPORT:** All board members were provided a copy of the March financial report. Larry Fetta provided a review of the May summary of the financials. Cash in the operating account showed at \$121,202.32. Cash in the reserve account showed at \$189,653.10. Total expenses for the month showed at \$104,436.53 while the association budgeted \$97,609.24. Total current assets showed at \$257,059.05 while Total Fixed Assets showed at \$172,505.51. Oriole Condominium One Club total assets as of 5/31/22 was \$740,419.98.

**UNFINISHED BUSINESS:**

- Community Manager advised the Board that the shed repairs have been completed. A new roof was installed and proper permits were received.
- Painting Project: The committee has finalized some color choices. We are currently waiting on samples of the paint colors to arrive and they will be displayed on the exterior of a building so the homeowners can review.
- Engineer Repairs: All Board members present were in favor of having Biscayne start the required repair to obtain the 50 year certification. Building D was not present at the meeting but were advised they would need to make a decision on their repair list.

**NEW BUSINESS:**

- Remedies for Violation 25.1 – Association shall be entitled to recover all costs of enforcement by the association, regardless of whether suit or litigation takes place, including but not limited to, reasonable attorney's fees and costs. Association may levy said amounts owed as an

individual special assessment which may be collected as any other assessment. Failure to do so may result in collections including but not limited to foreclosure. A motion was made by Larry Fetta to impose a special assessment against the unit owner in L Building for not following the associations governing documents to include under the age of 55, having children under the age of 18 living in the unit, for have two pets that are not service or emotional support as well as other open violations on the property. Allison Bruce seconded the motion. Motion carried unanimously.

- The current landscape contract with CPM was under review as they advised they required an 8% increase to their agreement. The proposed yearly contract was \$52,530.00. Three additional proposals were reviewed as follows:

- Briteview Landscape \$48,060.00
- Maldonado Landscape \$46,500.00
- Pink and Green Landscape \$60,000.00

Buildings A, B, E, G, H, J, agreed to go with Briteview.

Buildings E, F, L and M agreed to go with Maldonado.

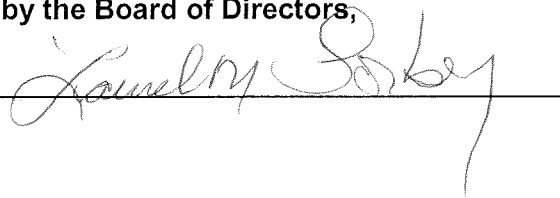
As a majority agreed with Briteview, they will be assigned the landscape contract starting in July.

- Management Agreement Addendum: A motion was made by Laurel Sorby to approve the management addendum to remove the landscape portion from the contract. This will reduce the management agreement yearly to \$238,547.76. Randy King seconded the motion. All were in favor.
- The Board reviewed three proposals for the replacement of the broken AC Unit in the auditorium. Larry Fetta worked with maintenance on replacing some of the broken ceiling tiles. It was agreed to hold off on the AC replacement through the summer and reevaluate in the winter.
- The Board reviewed three proposals to repair the irrigation pump. A motion was made by Rita Goldberg to use Sullivan Electric to make the repairs at a cost of \$2,467.20. All American Sprinklers came in at \$2,689.80 and Hydro Dynamic came in at \$24,020.00. Norman Paul seconded the motion. Motion carried unanimously.
- The Board reviewed correspondence from the unit owner of 7818 #208 who wished to donate her gym equipment to the association. The Board certainly appreciated the offer however it was noted there wasn't enough room in the gym for any additional equipment. It was stated one of the bike machines was not operational. This will be reviewed.
- Committees: The Beautification Committee has been working on ideas to enhance the front entrance. It was proposed that the monument sign be painted and add in a stone front with new lettering. A motion was made by Rita Goldberg to utilizing (not to exceed) \$2,000.00 from the painting reserve to move forward with the project. Randy King seconded the motion. Motion carried unanimously. Laurel Sorby will purchase the materials and submit reimbursement from Club One.

**ADJOURNMENT:** There being no further business to come before the board, Michael Parang made a motion to adjourn the meeting at 3:03. Nathan Ayers second. Motion carried unanimously. The next meeting is scheduled for November 9, 2022.

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

**Laurel Sorby, Secretary:**

A handwritten signature in cursive script, appearing to read "Laurel Sorby", is written over a horizontal line. The signature is written in black ink and is positioned to the right of the printed name "Laurel Sorby, Secretary:".