

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
July 27, 2022

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 2:01 PM by community manager Scott Thibodeau.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Susan Rosenthal, President - Ken Miloszewski, Vice President, Larry Fetta, Assistant Treasurer and Allison Bruce, Assistant Secretary (via zoom).

EXECUTIVE BOARD MEMBERS ABSENT: Joseph Gannone - Treasurer, Laurel Sorby – Secretary,
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	Irina Makarova	
BUILDING F		
BUILDING G	Randy King (via zoom)	
BUILDING H	Tito Vasquez	
BUILDING J		
BUILDING K	Nathan Ayers	
BUILDING L	Pat Cavaliere	
BUILDING M	Haydee Fetta	Marilyn Graham

READING OF MINUTES:

Rita Goldberg made a motion to approve the June 15, 2022 board meeting minutes. Susan Rosenthal seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: All board members were provided a copy of the June financial report. Larry Fetta provided a review of the June summary of the financials. Cash in the operating account showed at \$28,583.65. Cash in the reserve account showed at \$180,975.33. Total expenses for the month showed at \$95,656.44 while the association budgeted \$97,609.24. Total current assets showed at \$211,336.33 while Total Fixed Assets showed at \$172,505.51. Oriole Condominium One Club total assets as of 6/30/22 was \$593,400.82. Larry Fetta advised the reserve account was under budget by over \$50K. Management will review this statement. Randy King made a motion to approve the financial as submitted pending year-end audit. Ken Miloszewski seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS:

- Management advised the Board Each Board of Directors and individual homeowners are responsible for their building and must be enforcing the rules and regulations and the governing documents. Building L has stated they do not plan on taking any action against the under aged unit owner in L107 who is occupying the unit after it was purchased at auction. Pat Cavalier advised the building cannot afford to go to litigation. It was recommended the building speak to an attorney. The building has the option of doing a special assessment or bank loan.

NEW BUSINESS:

- **Painting Project:** The association was in receipt of a notice from UCI Paints as well as Bicyane Painting that the cost of paint would be going up 8% starting August 1, 2022. The companies advised they would honor their contract pricing if the association was able to choose their paint colors for preordering before the painting project date of January 2023. The painting committee came up with three color schemes for the directors to choose from. Notices were emailed to those owners with email addresses on file as well as posted to the building bulletin boards and the main office. Ten (10) buildings selected the blue scheme color choice. The main building color will be Snowglory (light grey) with an accent color of Captain Nemo (darker grey) and Copen Blue for the roof and doors. A motion was made by Rita Goldberg to approve the blue scheme. Diana Gizzi seconded the motion. Motion was carried.

HOMEOWNER OPEN FORUM:

- The Board wanted to know the status of the 50 year certification. Management advised them he went to the Margate Code Enforcement Special Magistrate for a hearing that was scheduled on July 26, 2022. The city sent notice of hearing for buildings C, D, J and K for not completing the 50 year certification by June 30, 2022. The city advised each building has until August 19, 2022 to finish the repairs and return the engineering report or they will be called back to a penalty hearing on August 23, 2022. Management has reached out to Biscayne for a status update as time is of the essence.
- A question was raised regarding the pool. Management advised numerous calls have been placed with Global Pools to get the pool to an acceptable position. Global Pools has promised the pool would be up to standards and would be sending out a technician. As of the July 28, 2022 no one has come to the property. The pool water appears cloudy and dirty and is not flowing correctly. The Board all agreed to terminate Global Pools and to contact Sparkling Pools to take over services effective immediately.

ADJOURNMENT: There being no further business to come before the board, Ken Miloszewski made a motion to adjourn the meeting at 2:50 PM. Larry Fetta seconded the motion. Motion carried unanimously. The next meeting is scheduled for November 9, 2022.

Reviewed and Approved by the Board of Directors,

Print

Laura A. Sorby

Sign

Laura A. Sorby