

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
November 5, 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 7:01. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President, Diane Gizzi, Vice President, Michel Ross, Treasurer. Barbara Strollo, Secretary, was not present.

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

ROLL CALL:

BUILDING A	Rita Goldberg	Vivette Blackwood
BUILDING B	Marilyn Ceder	
BUILDING C	Louis Cotoupis	Chris Thompson
BUILDING D	Ray McLellan	Yolaine Fabrizi
BUILDING E	Denis Levert	
BUILDING F	Ed Kouzoujian	Francois Paquet
BUILDING G	Normand Paul	Randy King
BUILDING H	Deanna Vortolomei	Denise Prohaska
BUILDING J	Corinne Kochinka	
BUILDING K	Ed Doctoroff	
BUILDING L	Ida Kukuch	
BUILDING M	Haydee Fetta	

APPROVAL OF PRIOR MEETING MINUTES

Raymond McLellan made a motion to approve the June 11, 2025, Board of Directors Meeting Minutes. Rita Goldberg seconded the motion. Motion was carried unanimously.

APPROVAL OF FINANCIALS

Ed Doctoroff made a motion to approve the September financial as submitted. Denis Levert seconded the motion. Motion carried unanimously.

Cash in the operating account showed at \$18,278.18. Cash in the reserve account showed at \$207,156.01. The association budgeted \$140,968.15 for the month. Actual expenses were \$127,327.70, leaving a net income of \$13,640.45 for the month. Year to date we are showing a variance of \$47,315.16. It is important to remember the association started the year at -\$33,285.55. We will continue to monitor the account and provide an insurance refund after the year end financials are completed.

UNFINISHED BUSINESS

Ratify prior action of installing new palm trees in the pool area – The condo one club board of directors installed five (5) foxtail palms within the pool area. In the process, it was discovered concrete needed to be removed to install the trees. The cost of the project was \$4,125.00 plus additional costs for lighting. Most of the board was happy with the results and everyone agreed it looked great.

NEW BUSINESS

Proposal to remove Ficus around pool area – The board reviewed a proposal from Maldonado to remove the Ficus around the pool area and replace with Clausius. Clausius is a heartier plant that requires minimal maintenance and provides better coverage and privacy. The Board agreed to an estimate of \$14K which was added to next years budget. Management will continue working on proposals to complete this task next year.

2026 Campbell Annual Supply Cost Disclosure Agreement – Each building board reviewed the supply cost information from Campbell. This information pertains to any additional charges Campbell may impose for mailers or handling of any outside communication efforts. As all mailers are handled in-house, we do not foresee a reason to utilize Campbell except for the annual coupons statements. All were in favor. The contracts were signed.

2026 ANNUAL BUDGET – A motion was made by Ed Doctoroff to approve the submitted 2026 annual budget for Condo One Club. Normand Paul seconded the motion. The motion carried unanimously. Management will start working on the individual building budgets.

CONDO ONE COMMITTEE CLUBS

Christina Doctoroff is now heading up the woman's club. The first event will be a tree-decorating party in the lobby on December 7th for anyone who would like to help. A Menorah lighting is scheduled at 5:30 on December 14th. January 13th is the first official meeting for 2026, and all are welcome to come and discuss upcoming events. The cost of membership is \$30.00.

The Starlighters first meeting will be held on November 11th. If anyone is interested, please contact Diane Courcy. A pool side event is scheduled for December 6th as a "meet your neighbors".

Ray Ameneiros advised the first meeting of the men's club to be held on December 4th to include a pizza party. The cost of membership this year is \$15.00, which includes a \$2.00 discount for future events. If you have any questions, please contact Ray.

OPEN FORUM:

- Rita Goldberg requested Campbell Management provide an accountant to assist with questions regarding financials.
- Larry Fetta advised Orlando Sanchez, maintenance worker has submitted his resignation. He has provided almost 25 years of service to Campbell and Oriole Golf & Tennis Phase One. His last day will be November 14th. All the buildings agreed to submit a check request to him for \$50.00 as a retirement present.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:23 PM. The next meeting will be the annual election meeting scheduled for December 10th.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: 