

**ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
November 8, 2023**

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 7:06 PM by Board President Larry Fetta. The meeting was also scheduled via zoom.

EXECUTIVE BOARD MEMBERS IN ATTENDANCE: Larry Fetta, President –Ken Miloszewski, Assistant Treasurer, Diane Gizzi, Secretary and Barbara Strollo, Assistant Secretary (via zoom).

EXECUTIVE BOARD MEMBERS ABSENT:

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

ROLL CALL:

BUILDING A	Rita Goldberg	
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	Louis Cotoupis	
BUILDING D	Ray McLellan	Mario Sauve
BUILDING E	Yvon Letourneau	Denis Levert
BUILDING F	Edward Kouzoujian	Michael Parang
BUILDING G	Norman Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	Scarlette Stefanelli
BUILDING J	Maria Rodriguez	
BUILDING K		
BUILDING L	Barbara Strollo (zoom)	Louis Raymond (zoom)
BUILDING M	Haydee Fetta	Linda Bernal

APPROVAL OF PRIOR MEETING MINUTES

Normal Paul made a motion to approve the Special Assessment meeting minutes from April 12, 2023. Dominick Mimeault seconded the motion. As there were no objections, the motion passed unanimously.

Normal Paul made a motion to approve the April 12, 2023, Board of Directors Meeting Minutes. Ray McLellan seconded the motion. As there were no objections, the motion passed unanimously.

APPROVAL OF FINANCIALS

Cash in the operating account showed at \$121,124.12. Cash in the reserve account showed at \$219,808.72. Total actual expenses for the month were \$120,261.08 while the association budgeted \$112,367.07 for the month leaving a net loss of -\$7,894.01 for the month (due to insurance increase).

Year to date the association expenses total \$1,214,602.35 while the association budgeted \$1,123,670.70 leaving a net loss of -\$90,931.65 for the year. A motion was made by Yvon Letourneau to approve the October financial statement. Scarlette Stefanelli seconded the motion. As there were no objections, the motion passed unanimously.

UNFINISHED BUSINESS

Golf Carts – Three golf carts were purchased to replace the leased carts that were being used. One of the carts had to be returned. The association is in the process of negotiating a deal to purchase one of the leased carts.

Painting Project – The association made a settlement agreement with UCI Paints and Biscayne. All liens that were assessed have been removed. The association had to pay \$5,746.00 in legal fees to Scott Bender. No additional costs above the contract agreement were paid.

Bylaw Amendments – Due to some clerical errors on the approved bylaw amendments from April 12, 2023, Michael Goldstein advised some additional language was added (and deleted) in the draft provided. He advised the bylaws require the exact writing must be voted on. This item was tabled for further review and will be on the next month's budget for approval.

NEW BUSINESS

Raymond McLellan made a motion to ratify the prior action of approving G. Batista to provide structural integrity reserve study for Buildings A-M as required by Florida Law. The reserve studies should be available by next week. Normal Paul seconded the motion. As there were no objections, the motion passed unanimously.

PRESIDENT REPORT

Larry Fetta discussed all the accomplishments made so far in 2023.

COMMITTEE REPORTS

Men's Club: The first meeting is scheduled for December 9th. The club will be hosting a party on December 16th. More information regarding events will be coming soon. A 70's style theme / costume party is scheduled for January 20th.

Women's Club: Free aerobics have been provided by Aetna and held on Mondays and Fridays from 11:00 – 12:00. The community flea market is scheduled for February 24th. May events are being scheduled to include ice cream social, potluck dinner, line dancing, quilting, painting, games and shuffleboard. The women's club will also be hosting a Superbowl party on February 11th.

Starlighters: The Starlighters will hold their first meeting on November 18th at 9:30 AM. If anyone is interested, please come, and join the club. A meet and greet is scheduled for December 1st and the annual show is currently scheduled for March 9th.

OPEN FORUM

- BBQs are not igniting.
- There seems to be an ant problem around the pool.
- Pool furniture should be wiped down weekly.
- Women's bathroom is dirty.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:45 PM. The next meeting is scheduled for Wednesday, December 13, 2023.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed:

