

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
November 9, 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 7:08 PM by community manager Scott Thibodeau. The meeting was also scheduled via zoom.

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

EXECUTIVE BOARD MEMBERS ABSENT: Joseph Gannone – Treasurer and Allison Bruce - Assistant Secretary

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	John Napoli	
BUILDING D	Raymond McLellan	
BUILDING E	Irina Makarova	Yvon Letourneau
BUILDING F	Michael Parang	Ileana Natal
BUILDING G	Normand Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	
BUILDING J	Archie Williams	
BUILDING K	Nathan Ayers	Richard Irwin
BUILDING L	Pat Cavaliere	
BUILDING M		

READING OF MINUTES:

Raymond McLellan made a motion to approve the July 27, 2022 as well as the November 7, 2022 Meeting Minutes as submitted. Diane Gizzy seconded the motion. Motion carried unanimously.

TREASURER’S REPORT: All board members were provided a copy of the October financial report. Cash in the operating account showed at \$226,799.84. Cash in the reserve account showed at \$191,225.34. Total expenses for year to date showed at \$997,788.89 while the association budgeted \$976,095.40, leaving a year to date loss of -\$21,696.49. Larry Feta advised there were no questions on the financial at this time.

UNFINISHED BUSINESS:

- 40/50 year certification: Management advised buildings C,D, J & K are completed. The engineering reports were submitted to the City of Margate. The city accepted the final report and the buildings are officially certified and good for another ten (10) years. Management advised the city imposed \$100.00 per day per building for not being in compliance with the requirement due date of July. Management has requested a hearing to reduce or remove the fines and release the liens that have been assessed against those buildings.

Once Biscayne has completed all additional repairs, the permits will be closed for each building and G. Batista will provide their final report and submit to the city so all remaining buildings will be officially certificated and good for another ten (10) years.

- Painting Project: Building L is the first building to be painted. The majority of the members were not happy with the colors stating the walls were too dark. It was advised to wait until Biscayne finished painting the building before any changes be made. Further discussion and review will be required.

NEW BUSINESS:

There was no new business to come before the board at this time.

PRESIDENT REPORT:

Susan Rosenthal advised the accomplishments so far for the year:

Shed Project - Walls were repaired in April 2022. Shed roof was replaced on 6/8/22.

50 year Certification: Drawings from CDM were provided on 6/1/22 and sent to Biscayne. Most of the project is completed.

Hearing from City of Margate regarding incomplete 50 year certification was held on 7/26/22.

Hearing to remove fines in process.

Painting contract was signed 4/26/22. Painting started November 7, 2022

Board meeting to confirm paint color selection was scheduled on 7/27/22.

UCI and Biscayne were notified of the color choices and confirmed 8/4/22.

Tree trimming was completed on 4/22/22. Should be scheduled every year at this time.

New Landscape Contract with Briteview was signed 6/16/22

New pool contract was (Sparkling Pools) awarded starting 8/1/22.

Office AC not working. Larry Fetta assisted with repair and currently working. Thanks Larry!

Auditorium AC Unit needs to be replaced. This item was tabled until November.

Beautification committee was given the go ahead for updates to monument sign on 6/29/22.

Pool electric panel was replaced with the assistance of Larry Fetta. Pool lights were changed.

Everything is working. Thanks Larry!

80 Applications have been processed by the office so far this year.

There are currently 97 open building violations.

COMMITTEE REPORTS

- Men's Club: The mens club will hold its annual meeting on 11/19/22 at the auditorium. The cost is \$10.00 and includes pizza and soda. The annual holiday party is scheduled for December 17th and a casino trip is scheduled for January 26, 2023.
- Woman's Club: The women's club will be holding multiple events. Notices have been placed on the buildings. Items such as Line Dancing, Shuffleboard, canasta pool side and table games are scheduled. Bingo, luncheons and other vents will be posted when available.
- Beautification Committee: The committee thanked Ed Homes, Tony Roger & Randy King who volunteered to revamp the entry sign. The letters are expected to be installed as soon as weather permits. The committee will be reviewing options to upgrade the pool umbrellas.

OPEN FORUM

- Richard Irwin advised Condo One should be paying for all building repairs as it was done ten years ago. In accordance with the governing documents, the building is responsible for its own repairs and each building is self-managed by an elected board of directors.
- Rita Goldberg requested the association purchase benches.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:47 PM. The next meeting is scheduled for December 14, 2022.

Reviewed and Approved by the Board of Directors,

Print Laurel M Sorby

Sign Laurel M Sorby