

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
December 10, 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 and Barbara Stollo, Secretary.

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	Claudia Bernstein
BUILDING D	Ray McLellan	David Williams
BUILDING E	Denis Levert	
BUILDING F	Ed Kouzoujian	
BUILDING G	Beth Lancaster	
BUILDING H	Denise Prohaska	Shirley Ali
BUILDING J	Corinne Kochinka	Vevene Tulloch
BUILDING K	Ed Doctoroff	
BUILDING L	Ida Kukuch	Louis Raymond
BUILDING M	Haydee Fetta	

APPROVAL OF PRIOR MEETING MINUTES

Raymond McLellan made a motion to approve the November 3, 2025 budget discussion meeting minutes. Ed Doctoroff second the motion. Motion carried unanimously.

Rita Goldberg made a motion to approve the November 5, 2025 Budget and Board of Directors Meeting minutes. Ed Kouzoujian seconded the motion. Motion carried unanimously.

APPROVAL OF FINANCIALS

Ed Doctoroff made a motion to approve the October financial as submitted. Louis Raymond seconded the motion. Motion carried unanimously.

Cash in the operating account showed at \$324,267.73. Cash in the reserve account showed at \$212,121.10. The association budgeted \$145,459.82 for the month. Actual expenses were \$130,447.13, leaving a variance of \$15,012.69 for the month. Year to date we are showing a variance of \$62,327.85. 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

Rita Goldberg advised the pets in the community is becoming an issue. IN accordance with the law, the association cannot refuse an owner who has a service animal or an emotional support animal. The association cannot charge a pet registration fee when a service animal is not considered a pet. Management will forward more information to the board for review. Any animal causing a disturbance should be reported to the office. Guests of owners are not permitted to bring their pets on property unless they are registered as service or emotional support animals.

NEW BUSINESS

Building K wanted to advise the community of the ongoing legal issue they are having. Management advised Mack, Mack and Waltz will be asked to attend the next board meeting in January to go over our current policies.

PRESIDENT REPORT

In May we were able to refinish the auditorium floor as well as the bathrooms and kitchen. During this renovation we also applied fresh paint and the improvements have really helped with the overall aesthetic of the community. Thanks to Michell Ross for getting the tile at such a good price.

Thanks to Diane Gizzi who was able to get a new couch donated for the lobby. Additional décor was added for much needed improvement.

New electric was used for the men's room sauna back in January. We have not had any issues since the replacement.

We completed the paver sealing project around the pool. We purchased new umbrellas for the tables and were able to install new palm trees and flowers. The pool area looks great and thank you to those who volunteered to make it happen. We will continue to work on the pathway to the front door area.

We had to replace the compressor on one of the older AC Units and have had some general maintenance issues. All seem to be running fine.

One of the golf carts needed major repairs. Larry was able to work on it. The parts were under \$800.00 when the estimated repair would have been over \$2K.

We are working on cleaning up the shuffleboard court.

Thanks again to Diane Gizzi who was able to obtain a newer treadmill for the Gym by donation. We expect this to be delivered on Friday.

Thank you to the women's club for decorating the tree and the lobby area for the holiday. It looks great!

CONDO ONE COMMITTEE CLUBS

The woman's club held a tree-decorating party in the lobby on December 7th which was a good turnout. There will be a menorah lighting ceremony on December 14th at 5:30 in the lobby. The next meeting will be held by the pool on December 15th at 1:00. The cost of membership is \$30.00.

The Starlighters have started their practice. The show is scheduled for March 21st. Please see Diane for ticket information.

The men's club held their first meeting on December 4th. The annual holiday party is scheduled for Saturday December 13th. All events for the men's club have been posted on the building bulletin boards.

OPEN FORUM:

- It was stated no further decorations are needed or required for the common area. The woman's club will address any future decorations to include the clubhouse and library areas. If you wish to make a donation, please check in with the office. No more fake plants or flowers are needed.
- Lou Raymond advised his building is having issues with Motion Elevator. Their contract is up in May. We will be looking into other elevator companies.
- A homeowner from building A advised she was having an issue with her window contractor. It seems they never closed the permit and the City advised they couldn't help her. It was requested she contact her attorney for further action.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:52 PM. The next meeting will be held on Wednesday, January 14, 2026.

Reviewed and Approved by the Board of Directors,

Print: Barbara Strollo, Secretary

Signed:

