

**ORIOLE CONDOMINIUM CLUB INC.**  
**Board of Directors Meeting Minutes**  
**December 11, 2024**

**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 7:03 PM by President Larry Fetta. The meeting was also scheduled via zoom.

**EXECUTIVE BOARD MEMBERS IN ATTENDANCE:** Larry Fetta, President –Ken Miloszewski, Vice President/Treasurer and Diane Gizzi, Secretary.

**EXECUTIVE BOARD MEMBERS ABSENT:** Barbara Stollo, Assistant Secretary

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

**ROLL CALL:**

BUILDING A	Rita Goldberg	
BUILDING B	Michel Ross	Marilyn Ceder
BUILDING C	Louis Cotoupis	James Scavo
BUILDING D	Ray McLellan	David Williams
BUILDING E		
BUILDING F		
BUILDING G	Normand Paul	Beth Lancaster
BUILDING H	Jeff Whatley/Diane	
BUILDING J	Corinne Kochinka	
BUILDING K		
BUILDING L	Ida Kukuch	
BUILDING M	Haydee Fetta	Marilyn Graham

**APPROVAL OF PRIOR MEETING MINUTES**

Rita Goldberg made a motion to approve the November 4, 2024, Budget Discussion Meeting Minutes. Ray McLellan seconded the motion. The motion passed unanimously.

Normand Paul made a motion to approve the November 6, 2024 Budget Meeting Minutes. Ray McLellan seconded the motion. Motion carried unanimously.

**APPROVAL OF FINANCIALS**

Scott Thibodeau provided a breakdown of the financials for October. Cash in the operating account showed at -\$144,827.35. Cash in the reserve account showed at \$182,279.69. Total actual expenses for the month was \$138,433.87 while the association budgeted \$145,352.91 for the month, leaving a net income of \$6,919.04. Year to date actual shows \$1,486,448.35. We are currently over budget by \$32,919.25. Rita Goldberg made a motion to approve the financial. Ray McLellan seconded the motion. Motion was carried unanimously.

**NEW BUSINESS**

Campbell Software Update – Ali White with Campbell corporate was present to discuss the new systems their clients are using called Vantica Part of the system includes an invoices software called Strongroom. The system allows board members to review and approve all invoices online. The benefits include being able to review all payments made and copies of invoices as well as having access to the system day or night. The Vantica system will have a homeowner portal so owners can review their account history, make payments and submit questions to the board. Campbell would like to get the new system up and running by July.

Updated Condo Laws - Condo Associations must hold meetings at least quarterly and allow members to ask questions regarding revenues and expenses for the current year.

Official records must be made available, and the association is obligated to make good faith effort to obtain and/or recover any records for the association including contract and prior meeting minutes.

Board Member Education - All directors must attend education sessions approved by DBPR. The class is now 4 hours long and includes milestone inspection, structural integrity reserve study, fines and financial record keeping. Every year directors must also take an additional 1 hour education course. The new certificates will be good for seven years. It was asked if the course be held on site in the auditorium.

Corporate Transparency Act - On December 3, 2024 a Texas court issued a nationwide injunction bringing significant changes to the current compliance landscape. As of now, filing a Beneficial Ownership Information report by January 1, 2025, is no longer enforceable.

Campbell Property Management Supply Costs - Campbell provided their 2025 supply cost and disclosure agreement. This would apply if any building uses Campbell Management for any copies or required additional mailers an association may need. All buildings reviewed and agreed to the contract.

## **PRESIDENT REPORT**

- Big project this year was completing the office renovation and having the floors installed in the office and card room. We will look at pricing on having the auditorium floor replaced soon.
- The irrigation system was repaired.
- The pool was completely redone last spring. Additional layers of concrete were removed due to old cracks and 40 years of resurfacing. Everything is working great.
- The pool heater was replaced.
- Some of the chairs were re-strapped due to damages.
- Randy King volunteered to repaint the pool umbrellas last spring – thank you.
- We've had a couple of issues with the pool gates but those were repaired over the past year.
- The AC unit in the auditorium was replaced with a new unit. This was taken out of reserves.
- The AC unit in the office was also replaced with a new unit.
- We've had some issues with the fire department inspection. Most buildings have passed inspection but there are some issues with the trash chutes. We are waiting on Southern Trash Chute to make the necessary repairs. Condo One passed and the alarm system has no issues after replacing the batteries.
- Special thanks to Ray McLellan for replacing some of the sound equipment in the auditorium earlier this year.
- We ordered another new grill for the pool patio. The burners were not working correctly on one of the old ones.

## **COMMITTEE REPORTS**

Men's Club: Holiday party is scheduled for December 14, 2024. A Wild Wild West Masquerade Party is scheduled January 18, 2025. The annual flea market is scheduled for January 25<sup>th</sup> and a bus trip to the Hard Rock Casino is scheduled for January 29<sup>th</sup>.

Women's Club: Diane Whatley asked if anyone would like to volunteer to assist with Bingo Night.

Starlighters: The Starlighters have started their practices for their main event on March 1<sup>st</sup>. Tickets will be available soon. Diane McLellan requested the stage floor be done over as it is in bad shape and a trip hazard.

**HOMEOWNER OPEN FORUM**: There were no questions raised during owner open forum.

**ADJOURNMENT:** There being no further business to come before the board, the meeting was adjourned at 7:55 PM to call to the order the Annual and Election Meeting. The next board meeting will be scheduled for January 8, 2025

**Reviewed and Approved by the Board of Directors,**

**Print: Diane Gizzi, Secretary**

**Signed:** 