

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
December 13, 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 7:01 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.

EXECUTIVE BOARD MEMBERS ABSENT:

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

ROLL CALL:

BUILDING A	Rita Goldberg	Ken Miloszewski
BUILDING B	Diane Gizzi	Michel Ross
BUILDING C	Claudia Bernstein	
BUILDING D	Ray McLellan	Mario Sauve
BUILDING E	Yvon Letourneau	Irena Makarova
BUILDING F	Fancois Paquet	
BUILDING G	Norman Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	
BUILDING J	Corine Kochinca	
BUILDING K	Richard Irwin	
BUILDING L	Barbara Strollo	Ida Kukuch
BUILDING M	Haydee Fetta	Linda Bernal

APPROVAL OF PRIOR MEETING MINUTES

Ray McLellan made a motion to approve the 2024 Budget Discussion Meeting Minutes from November 6, 2023. Ray Ameneiros seconded the motion. The motion passed unanimously.

Ray McLellan made a motion to approve the 2024 Budget Approval Meeting Minutes from November 8, 2023. Yvon Letourneau seconded the motion. The motion passed unanimously.

Ray McLellan made a motion to approve the November 8, 2023, Board Meeting Minutes. Rita Goldberg seconded the motion. Motion carried unanimously.

APPROVAL OF FINANCIALS

Cash in the operating account showed at \$102,336.65. Cash in the reserve account showed at \$217,102.14. Total actual expenses year to date were \$1,339,482.26 while the association budgeted \$1,236,037.77 for the year leaving a net loss of -\$103,444.49. \$80,978.14 of this amount was due to the 2023 insurance increase.

UNFINISHED BUSINESS

Bylaw Amendments – Yvon Letourneau made a motion to approve the correct bylaw amendments as submitted. Ray McLellan seconded the motion. The Motion was carried unanimously. Management will forward the update to Michael Goldstein to be recorded and updated.

Elevators in building B, C, F, G and M were updated with the new required door lock monitoring system. Due to lack of materials, the parts are on backorder. Motion elevator advised they are hoping to get all elevators completed within the beginning of the new year. The state has pushed the deadline to have the elevators meet the new requirements to August 1, 2024.

NEW BUSINESS

Campbell Management provided an updated Supply Cost and Disclosure Agreement. It was requested each building board sign the agreement which discusses cost associated with any outside mailing that may need to be performed on behalf of the building. As mailers are completed by the office, this agreement should not be necessary.

Campbell Management contract expires 12/31/23. An addendum was presented to the Board for approval. The monthly increase of \$2,224.34 was presented to increase the salary of the staff. Yvon Letourneau made a motion to approve the increase. Dominick Mimeault seconded the motion. Richard Irwin opposed the motion. The motion was passed by the remaining board members.

PRESIDENT REPORT

Larry Fetta advised the pool heater was replaced. \$5,300.00 was taken out of reserve mechanical to cover the cost. One of the gas grills was also replaced. We had to have some work done on the lake pump that feeds the water into our irrigation system. The association received good news that the insurance cost for 2024 were not as high as expected. The total cost of insurance (with finance charges) is approximately \$799,345.00. The association budgeted \$925,000.00 leaving a difference of \$125,655.00. It was recommended the additional funding be left in the operating account for future expenditures of the clubhouse and moving additional funding into the reserve accounts. It was mentioned that no funds have been invested in the upkeep of the clubhouse and its facilities. Yvon Letourneau stated the additional funds should be returned to the buildings. This matter has been tabled for further review and discussion.

COMMITTEE REPORTS

Men's Club: Holiday party is scheduled for Saturday, December 16th. There will be a 70's / Costume party scheduled for January 20th and the first casino trip is scheduled for January 27th.

Women's Club: A bulletin board of all activities has been placed in the lobby of the clubhouse. They have also started a Facebook page for residents to get updates and other information. Feel free to reach out to Diane Whately if you have any questions.

Starlighters: The Starlighters have started their rehearsals. Tickets will be on sale in January. The show is scheduled for March 9th.

OPEN FORUM

- Richard Irwin advised he has so much paint from the settlement, he wanted to know if there were any plans to do something with it. Other buildings that did not receive the paint stated they could use it for touch ups.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:50 PM so the annual and election meeting could be called to order. The next meeting is scheduled for Wednesday, January 10, 2024.

Reviewed and Approved by the Board of Directors,

Print: Diane Gizzi, Secretary

Signed: _____