

ORIOLE CONDOMINIUM CLUB INC.
Board of Directors Meeting Minutes
December 14, 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 7:01 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 - Laurel Sorby, Secretary - Allison Bruce, Assistant Secretary - Joe Gannone, Treasurer (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	Margaret Gilliam
BUILDING B	Michel Ross	Heather Buschbaum
BUILDING C	Doris Smith	Hermine Rainford
BUILDING D	Raymond McLellan	Yolaine Fabrizi
BUILDING E	Yvon Letourneau	Robert Kwaak
BUILDING F	Raymond Ameneiros	Edward Kouzoujian
BUILDING G	Normand Paul	Dominick Mimeault
BUILDING H	Jeff Whatley	Tito Vasquez
BUILDING J	Corine Kochinka	Dorise Irwin
BUILDING K	Nathan Ayers	Richard Irwin
BUILDING L	Barbara Strollo	Gail Weinrib
BUILDING M	Haydee Fetta	Marilyn Graham

READING OF MINUTES:

Raymond McLellan made a motion to approve the November 9, 2022 Meeting Minutes as submitted. Laurel Sorby seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: All board members were provided a copy of the November financial report. Cash in the operating account showed at \$120,268.74. Cash in the reserve account showed at \$193,859.26. Total expenses for year to date showed at \$1,098,357.76 while the association budgeted \$1,073,701.64, leaving a year to date loss of -\$24,656.12. Larry Feta advised there were no questions on the financial at this time.

COMMITTEE REPORTS:

Men's Club: Holiday party is scheduled for this Saturday. Other events are posted to each building bulletin board.

Woman's Club: The first meeting is scheduled for January 12th. The annual flea market is scheduled for March 4th. Other events are posted to each building bulletin board.

Beautification Committee: Thank you to the volunteers who worked on updating the monument sign. It is a great improvement. It was discussed the association would like to review upgrading the patio umbrellas in the pool area and possibly purchase a new bench.

Star Lighters: The group had their first practice. The show is expected in March. If anyone is interested in joining, please let them know.

PRESIDENT REPORT:

Susan Rosenthal advised there was nothing new to report at this time that was not already acknowledged at the November meeting.

UNFINISHED BUSINESS:

- 40/50 year certification: Management advised the City of Margate issued fines in the amount of \$6,300.00 against buildings C, D, J & K for non-completion of the 50 year certification. Scott Thibodeau requested a hearing with the City to reduce the fines. The City agreed that since the buildings were in compliance, the fines were reduced to \$560.00 per building to include administrative and lien costs. G. Batista has provided the final reports to management who is in the process of submitting the final paperwork to the City of Margate for the remaining buildings.
- Painting Project: Biscayne has completed Building L and Building A. Management advised Biscayne will not be paid until the Boards do a final walk through to ensure they are satisfied with the painting. It was requested management add verbiage to the architectural request form that owners may need to obtain special paint for new doors to ensure any warranty is not voided when they purchase a new door.

NEW BUSINESS:

- Management agreement was listed on the agenda. The executive board met with Campbell Property Management and requested an updated contract. This item has been tabled for further review.
- The current photocopier is continuously failing. Management advised five companies were solicited for a new lease agreement. A motion was made by Ray McLellan to lease a new colored HP LaserJet copier from Image Net Consulting. The copier will be billed at \$119.00 per month for 60 months to include delivery, installation and training. Charges include all service calls, parts and supplies. Copies will be billed back at \$.01 per page for black and white and \$.05 per page for color. Yvon Letourneau seconded the motion. Nathan Ayers opposed the motion. All other board members approved. Motion carried.
- Management advised Briteview Landscape is not fulfilling their duties per contract. Rita Goldberg made a motion to terminate Briteview and approve Maldonado Landscape to take over landscape services starting in January. The cost is \$4,000.00 per month. Richard Irwin seconded the motion. Motion carried unanimously.
- City of Margate Improvement Grant: Management advised the Board that an application was submitted on behalf of the association for a grant to obtain funding towards the painting project. The application was submitted the day the city opened the application process. The city responded that since the painting project already started the association was not eligible for the grant.

OPEN FORUM

- Richard Irwin advised the association is listed as a flood zone however this is not the case. He advised the association needs to go to the city commissioner and complain to have the association rezoned.
- Ray McLellan requested the association purchase a volley ball net for the pool.
- Richard Irwin advised the association should look into the installation of LED lights from FPL.

ADJOURNMENT: There being no further business to come before the board, the meeting was adjourned at 7:50 PM so the Annual Election meeting could be called to order. The next meeting is scheduled for January 11, 2023.

Reviewed and Approved by the Board of Directors,

Print RICHARD IRWIN

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