

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

DATE: Friday, April 21, 2023 TIME: 2:00 PM LOCATION: Zoom

Board Present: Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, Joyce Wirch

Seacrest: Valerie McColgin (absent)

I. Approve Minutes of Previous Meeting: March 16, 2023
Motion by: Mike 2nd by: Pierre Vote: Passed Unanimously

II. Treasurer's Report
• April Financial Report will be posted on the website later today.

III. President's Report & Discussion Items
• Roof Inspection: American Coastal has accepted the roof inspection report submitted by CL Burks, and we won't need to install a new roof yet. George thanked Andre for his work in getting this accomplished.
• Catwalks: Proposal by All Pro Painting has been accepted, and work is expected to be completed in May.
• Budget Committee: Robert Tanguay, Pierre, Joyce, and Mike volunteered to be on the committee. An email will be sent to all owners asking for additional participation.

IV. Seacrest Report: No report was provided.

V. Committee Reports
• Maintenance/Structural Committee:
○ Fire Alarm: Andre has discussed with Meir Alarms the possibility of replacing all fire sensors but their price remains prohibitive. He will check with other vendors.
○ Roof Repairs: Andre reported CL Burks was out to assess leak in unit 4105. Emergency repairs were done.

Joyce made a motion to pay CL Burks' invoice of \$540 for emergency repairs done to correct leak in unit 4105.

2nd by: Pierre

Vote: Passed Unanimously

○ Roof Maintenance: CL Burks found several areas on the roof in addition to parts of the flashing which need maintenance. In addition, our annual maintenance contract is up for renewal. Price was reduced because the fall 2022 maintenance was unable to be completed.

Joyce made a motion to accept CL Burks' proposal in the amount of \$6,443.00 for maintenance repairs to roof and flashing.

2nd by: Mike

Vote: Passed Unanimously

Joyce made a motion to accept CL Burks' proposal in the amount of \$1,625.00 for the 2023 annual maintenance contract.

2nd by: Pierre

Vote: Passed Unanimously

- Landscaping Committee: Nothing to report.
- Building Maintenance Committee: Nothing to report.

VI. New Business: No new business.

VII. Meeting Adjourned at 2:45 PM.

Member Comments