

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved June 5, 2025

DATE: Tuesday, April 29, 2025 TIME: 3:00 PM LOCATION: Zoom

Board Present: Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls,
Joyce Wirch **Seacrest Present:** Jacqueline Pugh

I. Approve Minutes of Previous Meeting:

- **March 20, 2025, Board Meeting**
Motion by: Mike 2nd by: George
Vote: Approved Unanimously

II. President's Report & Discussion Items

- George stated he thought the new hedges will look good as soon as they grow in.

III. Seacrest Report: Jacqueline Pugh

- Work orders: No open work orders reported.
- Catwalk Lighting: Jackie said Oakridge A purchased their own lights through Amazon and Seacrest installed them. She will get the information for us.
- Dumpster Area: Restriping is planned for 3rd or 4th week in May.
- Motion Sensors: The main light has been repaired, and Brian will get proposals for the other two to be installed.
- Laundry Room Door: The strike plate for the 3rd floor low end laundry room needs to be replaced, and a proposal will be obtained.
- Vantaca: Ray is working on getting the coupon books.
- Hot water heater – high end: Jackie suggested calling Richards Plumbing or A to Z Plumbing.

IV. Treasurer's Report

- **Joyce made a motion to ratify the Board's April 11 email vote to approve payment up to \$800 to CondoWatcher2 to clean out the a/c drain lines.**
2nd by: Pierre

No discussion

Vote: Passed Unanimously by all Board Members

V. Committee Reports

- Roof: Andre
 - Andre reported the median bid submitted for the roof replacement is approximately \$525,000. He recommends we plan to begin the process in early fall in order to choose a contractor to pull the permit prior to 2026 when building codes could possibly change. We could then begin replacement during January or February since there is less rain at that time and Andre and Alain Richer will be present to supervise installation.
- Landscaping: Pierre
 - Joyce reported the arbutus hedges have been installed, and a proposal will be obtained to remove the dead palms and install replacement trees or shrubs.
 - An owner requested the hedges be removed at the end of the catwalk to enable easier access to the BBQ patio. Discussion was held, and it was decided we would not proceed at this time but could discuss it later when all the safety issues that were raised could be investigated.
- Building Maintenance: Mike reported only one laundry complaint occurred and it was resolved.

VI. New Business - None

VII. Meeting was adjourned at 3:31 PM

Member Comments