

Oakridge V Condo Association, Inc. Annual Meeting Minutes
(Submitted by: Donna Capobianco)

DATE: Dec. 14, 2019
TIME: 10 AM
PLACE: Party Room Alcove

Roll : David Barbieri Rober Tanguay Ray Capobianco Donna Capobianco Jules Kessalman
Michael Konowitz Pierre Roy and attending property manager Gloria Fuentes

Gloria presented Notice of Meeting affidavit.

Minutes of Previous Meeting(s): Motion by Ray to accept as written minutes dated 11-08-19
2nd by Mike Discussion: Questions asked and answered.

Action: All in favor/ all opposed. Passed ☒ Failed ☐ Abstentions (uncounted)

Treasurer's Report Year to Date: as of 10/31/19

Current Assets:

Cash Operating \$47,302 Petty Cash \$862 Reserves \$348,064 Accounts Receivable \$1,326

Prepaid Expenses \$6,227 Total Current Assets: \$403,781

Current Liabilities:

Accrued Expenses \$11,349 Pre-paid Assessments \$1,570

Current Liabilities: \$12,919 Reserves: \$348,064 Total Liability: \$360,983

Equity: \$35,774 Income: \$7,024 Total Income & Equity: \$42,798 Total Liability & Equity \$403,781

Revenue: \$122,910 Expenses: \$118,194 Net INCOME/LOSS \$7,024

President's report:

- a. 4101 status: Letter received from owner dated 12/13/19 still waiting for repair. Gloria said Seacrest is working hard to get it taken care of properly. Board concerned taking so long and needs to be top priority.
- b. Gloria requested to provide Seacrest proposal for the following:
 1. Between cypress at center entrance bougainvillea per Seacrest landscapers requires topsoil to fill hole at base and proper stake to keep it centered between the two cypress.
 2. Staking any learning shrubs, i.e., bougainvillea in front of 05 stack.
 3. Removal of dead double foxtail in back near 05 stack and cost to replace it with large gallon/tall, large leaf crotons if they will grow well there.
- c. Gloria reported sprinkler work starts by next Fri and hedges planted immediately following install
- c. Robert gave list of items accomplished in 2019 and current stucco project status.
- d. Pre-approved Paving Contract signature required. Donna will request correction from MM for 72 spaces.
- e. Members reminded to change fee amount for Jan.1 payment. Oakridge V \$233
- f Status hot water heater leak (low number side): Gloria reported will provide Richard's proposal Monday.
- g. Ray could not request vote as no Quorum, but told members to expect a request for vote to correct FirstService accounting error where they placed money in Reserve for Paving that should have gone to Reserve for Painting. Once 2020 paving project is done we need to transfer remaining Paving balance to Reserve for Painting.

Unfinished Business: None

New Business: No quorum so no motions involving expenditures.

Election of Board: Ray Capobianco by acclamation. Board minimum three required.

Appointments: Donna Capobianco, Mike Konowitz, Pierre Roy, George Smalls

Donna announced Organizational Meeting immediately following annual meeting to vote for officers.

Election of COOCVE Directors: Joel Gold by acclamation. Donna requested volunteer for 2nd Director and Julie Kesselman volunteered, then requested volunteer for Alternate and Allen Warmbrand volunteered.

Member Comment: Suggestions and questions noted and responded to.

5. Meeting adjourned.