

Oakridge V Condominium Association, Inc.

Board of Directors Meeting

March 16, 2017

Called to Order:

Meeting called to order at 3:30PM by Ray Capobianco.

Determination of Quorum/Roll Call: Members present: Ray Capobianco, Jaime Morice, Steve Schwartz, Jess Levin and Jules Kesselman. Member absent: Allen Warmbrand.

Three owners were also present at the meeting.

Also present was Bonnie Platti, LCAM of Condominium Concepts Management.

Proof of meeting notice was verified.

Open Forum: Member present at meeting brought up idea of BBQ Pit for building. He said petition of 42 owners wanting this BBQ pit. Board president suggested that there be a committee formed to find out exactly the cost, what permits would need to be open and who will be in charge of maintaining/cleaning it up on a regular basis. We would then after that information is provided would need to seek out the cost for next year's budget.

Approval of Minutes:

February Board meeting: Motion by Ray to approve the February board meeting minutes from February 16, 2017. Seconded by Jess. All in favor. Motion passed.

Treasurer's Report:

Ray reviewed the numbers as of February 28, 2017. The following are the balances as of February 28, 2017:

Operating: \$14,184, Reserves \$152,691, Petty Cash \$976 (should be \$1000), Maintenance Receivable \$9,658, Allowance for Doubtful Accounts (\$4,135). Assets: \$174,568 Total Liabilities: \$1,235 Reserves \$1152,691 Income and Equity: \$ 4,707 Total Liabilities and Equity: \$174,568

Total Net Income: \$15,935

Ray brought up an issue regarding the balance of the petty cash account which should show as \$1,000 on the financials each month. He also provided a check and receipts for deposit

Correspondence: None

President's Report:

- Donna Capobianco will be the head of the committee for the lawsuit at the back of the building.
- A/C Lines normally done monthly by Ernie Cambio has not been done for \$56/month. Ray will reach out to him if board will continue the service.

Old Business:

- Some issues with landscaping. Ray brought up some issues with the trimming of the trees and also a homeowner that was present brought up the missing hedge that people are walking through daily and now that it is completely gone. Bonnie will contact Luke's to get a proposal to replace and will also notify residents of the building not to walk through there when there is a catwalk to the left of the

area. Another board member brought up that there a dead bush (crown of thorns at the east end of the building).

-1101 dog service animal request received and presented to the board for approval. It has verbally been discussed but no written sign off has been completed. Bonnie will present it back to the board to approve at next month's meeting.

New Business:

Board would like Angel to clean the walkway stones (pressure wash) as they were done on a regular basis from the former management company. Also there are a couple of stones loose by the walkway left side of building that keeps falling down.

With no other new business, Ray made a motion to adjourn the meeting at 4:16PM. Jess seconded the motion. All in favor. Motion passed.

Respectfully written by

Bonnie Platti, LCAM

For and on behalf of Oakridge V Board of Directors