

# Oakridge V Condo Association, Inc.

## BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved April 18, 2024

**DATE: Thurs., March 28, 2024      TIME: 2:00 PM      LOCATION: Zoom**

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

### I. Approve Minutes of Previous Meeting:

- **February 21, 2024, Board Meeting**

**Motion by: Pierre      2nd by: Mike      Vote: Passed Unanimously**

### II. President's Report & Discussion Items

- Guest Spot Parking:

Owner complaints have been received stating two of the three guest spots at the high end of the building are being used by owners leaving only the third spot available for guests and contractors. In one instance, an owner or visitor even parked on the grass area. Much discussion was held and it was decided Joyce would send an email to all owners with suggested guidelines for use of these spots and asking everyone to be courteous in leaving the spots available for guests. If the problems continue, the Board will address in the future and make more mandatory rules regarding use of all the guest spaces.

### III. Treasurer's Report

- February Financial Report will be posted to the website tomorrow.
- Joyce reported our 12-month CD (Reserves) at Capital One Bank is maturing March 31. Interest earned is \$9,014.98. Discussion was held on whether to roll this over to a 6 month CD at 4.55% APY or a 12 month CD at 4.25% APY. It was agreed we should lock in the 12 month rate which would result in only a minimal decrease in total interest paid.
- Property Consulting Group/James Hanskadt, Engineer, would like to proceed with doing the initial inspection of the building to begin completing the Structural Integrity Reserve Study (SIRS) report. This will be tabled until the April meeting so Joyce can determine whether this will have any impact on when the reserve amounts recommended in the report will need to be implemented.

#### IV. Committee Reports

- Maintenance/Structural Committee (Andre):
  - Andre needs volunteers to help with cleaning out the A/C drain lines.
  - CL Burks will be coming out in early April to perform the spring inspection and maintenance on the roof. At that time, they will make necessary repairs for stack 13.
- Landscaping Committee (Pierre):
  - Pierre will meet with Terry Johns (Seacrest Operations Mgr.) to review options for the bougainvillea in front of 1114 as well as the dead palm in front.
  - Pierre would like to get volunteers who are here during the summer to agree to bring in the new chairs by the lake in the event there is a hurricane.
  - George thanked Pierre for obtaining the chairs along with Julien Levesque and Alain Richer who assisted with the chair assembly.
- Building Maintenance Committee (Mike):
  - Mike said several of the trash chutes were still not operating well even though he has sprayed them thoroughly. Joyce will call Southern Chute to come out to inspect all eight.

#### V. Meeting Adjourned at 3:55 PM.

#### Member Comments