

OAKRIDGE V CONDOMINIUM ASSOCIATION, INC.

Minutes of BOARD MEETING

Date: Friday, MAY 3, 2019

Time: 3:30 PM

Place: Club House

Room GPF

- 1. Role : Dave Barbieri, Jaime Morice, Julius Kesselman, Pierre Roy, Robert Tanguay , Steve Schwartz , Michael Konowitz, Renata Zuk (FSR)
Absent: Jaime Morice**
- 2. Motion by Dave Barbieri to approve the minutes of last Board Meeting April 12, 2019 2nd by Steve Schwartz, all in favor, Passed X
Robert to send copies of previous minutes to Renata to be posted on the Community Web Site.**
- 3. No financial report submitted since the April financials are not out yet.**
- 4. President's comments**
- 5. Roofing, no comments except that Best Roofing employees came early Monday morning, the elevator was down. They worked half a day and nobody knows if they came back on Tuesday.**
- 6. Stucco, Robert Kirchgessner (architect and engineer) delivered the " scope of work" to David at work and asked David to leave documents with Carlos employees at CVE. David wants to meet Carlos and talk to him.**
- 7. Building Light Upgrade, the contract has been signed. Master Management did not install the new lighting fixtures yet.**
- 8. Power Surge Suppressors, not installed yet. Renata to look into this.**
- 9. Elevator was down Monday between 8:00 and 12:00 noon because of a power outage resulting from damages to FPL equipment. When the power came back, our elevator was not working. Suncoast Elevator came and by 2:00 pm, the elevator was operating again. The elevator is not like another electrical appliance. It has to be started after the power came back?**

10. Repairs of bathroom ceilings in Unit 4109 have not been done yet. Renata to look into this. Job was approved a month ago.
11. Unit 4114, Paul Davis did not pass the final inspection and the permit is not closed yet. They have not been paid either.
Meanwhile, Paul Davis has filed paperwork for change of contractor for 4 areas: Electrical, Plumbing, Mechanical and General Contractor??
12. Unit 2112, a second quotation has been obtained from Service Master for mold remediation but was not available for discussion at the meeting. Donna proposed to submit another company that does mold remediation. David said he will probably call another meeting to discuss and vote on the proposals.
13. Property Insurance Rates, initiative taken by Master Management is very interesting. It seems that by regrouping the Associations, they could realize significant savings on our Property Insurance. We should follow this up very closely and be aware that there are risks associated to it.
14. We were told that the Board must write a text about each project if we want Renata to post them on the Community web site.

Work order no 222 from Allen Warmbrand dated April 18, not been addressed yet.
15. Motion by David B to adjourn the meeting, 2nd by Julius K, Approved by All.