

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved February 13, 2025

DATE: Thursday, January 16, 2025 TIME: 2:00 PM LOCATION: Zoom

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

Board Absent: Andre Nobert

No Seacrest Representative Present

I. Approve Minutes of Previous Meetings:

- **November 21, 2024, Board Meeting**
Motion by: Mike 2nd by: George
Vote: Approved by all Board Members except Andre who was absent
- **December 8, 2024, Board Meeting**
Motion by: Pierre 2nd by: George
Vote: Approved by all Board Members except Andre who was absent
- **December 11, 2024, Annual Meeting**
Motion by: Pierre 2nd by: Mike
Vote: Approved by all Board Members except Andre who was absent
- **December 11, 2024, Organizational Meeting**
Motion by: Pierre 2nd by: George
Vote: Approved by all Board Members except Andre who was absent

II. President's Report & Discussion Items

- Due to a conflict with the party scheduled by Emerson Poort for the boards of his buildings, the Board agreed to move our February 20 meeting to 3:00 PM if Brian will be able to attend. If not, we will move it to another day.

III. Seacrest Report: No report from Seacrest

- Joyce mentioned there was one open work order in Vantaca regarding no hot water for the 2nd floor high end washers. Pierre said there was now a note from CSC saying this had been corrected.

IV. Treasurer's Report

- Joyce reported that the final end of year balance was unavailable because we have still not received our Financial Reports for November and December from Seacrest. She is expecting that we will have at least \$70,000 to carry

forward into 2025 due to the lower insurance premium in November and the carryover amount from 2023 which wasn't used.

- **Pierre made a motion to ratify the Board's December 12 email vote to approve payment up to \$1000 to Benson, Mucci, and Weiss for review and negotiation of the proposal with Duhon Consulting for services of the roofing consultant.**

2nd by: Joyce

Vote: Passed Unanimously by all Board Members except Pierre

V. Committee Reports

- Landscaping:
 - Pierre said money is available to buy two glider swings as discussed in August and at the Annual Meeting. Since this may constitute a material alteration to the property, Joyce will survey owners to determine interest before having the attorney give us an opinion.
 - Pierre will be setting up a meeting with Terry Johns to discuss possible replacement of the hedges along the catwalk at the front of the building.

VI. Old Business

- Guest Parking: Owners parking their second vehicle in the guest spots at the high end of the building are still causing problems for guests of other owners. The Board agreed to send an email to all owners asking those with two vehicles to park the extra one in the large guest parking area at the low end of the building. Issue is tabled to February meeting to see if this resolves the issue.

VII. New Business

- Per owner request, future Board meetings will be moved to 3:00 PM to increase owner participation if our property manager can be available at that time.

VIII. Meeting was adjourned a 2:39 PM

Member Comments