

Oakridge V Condo Association, Inc., Board Meeting Agenda

DATE: 03-02-2018

TIME: 3 PM

Roll : Donna Capobianco Ray Capobianco Steve Schwartz Jaime Morice Jules Kesselman Jess Levin
Renata Zuk present.

Minutes of Previous Meeting: Motion by Julie to approve Feb. 2nd and Feb 28th minutes as written.
2nd by Steve Discussion: Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Treasurer's Report Year to Date: Jan. 2018 Financials

Operating Acct \$19,649 Reserves \$172,860 Petty Cash \$1,001 Accounts Receivable \$666
Prepaid Insurance \$25,429 Total Assets: \$219,605 Current Liabilities: \$5,199 Reserves: \$172,860
Income & Equity: \$41,546 Total Liabilities & Equity \$219,605
Revenue \$11,816 Expenses \$13,585 NET INCOME/LOSS <\$1,739>

President's report:

Donna approved emergency ESRM elevator phone install \$625
\$150,000 Line of Credit with Valley National approved and signed
Buyer unit 3108—waiting for Credit score. Only have until 3/7 to meet and sign COA.
Annual Meeting—room request for party room under Ray to run breakfast. Board agreed to move annual meeting date to Thursday Dec. 27th

PM report:

Emails and Calls made to 8 delinquent accounts and letters are being prepared to go out. Donna requested letters tell owners late fees will likely apply and will send sample of letter she sends.
3110 enclosure repair paperwork received and completed.
2111 Frank contacted and will contact unit owner to set date for repair.
Renata will obtain paint quote to send CSC (Sedgwick) along with fire alarm bill and PVC repairs to request payment.

Correspondence: None

Old Business: None

New Business:

Motion by Donna to approve repair/replace drywall estimate in 2111 MB closet not to exceed \$1,000.
2nd by Jaime

Discussion:

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by Donna to approve roof vent repair from Certified not to exceed \$1,300.

2nd by Ray

Discussion: Questions asked and answered.

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by Dona to approve changing 14 light fixtures to LED not to exceed \$5,000 to be paid from Reserve -Other Capital Expenses. (7 tower, 3 motion sensor, 4 back lights)

2nd by Jaime

Discussion: Questions asked and answered,

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by Donna to approve Unit 2112 application for hurricane rated impact glass patio enclosure.
2nd by Ray

Discussion: None

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Member Comments/Questions: Questioned asked and answered. Jess Levin resigned from the Board.

For Board only/all attendees asked to step out:

Lawsuit status

Buyer unit 3108—Issue with obtaining credit score from FSR.

Adjourned at: 5:15