Oakridge V Condo Association, Inc. Board Meeting

Minutes submitted by Joyce Wirch

DATE: Thursday, September 22, 2022 TIME: 3:00 PM LOCATION: Zoom

Present: Mike Konowitz, Andre Nobert, George Smalls, Joyce Wirch, Jacqueline Pugh (Seacrest), Ismael Denis (Seacrest)
Absent: Pierre Roy

I. Approve Minutes of Previous Meeting: August 22, 2022
Motion by: Andre 2nd by: Mike Vote: Passed Unanimously

II. Treasurer's Report – August 31 Financial Report will be posted to the website later today. Joyce reported anticipated expenses through the remainder of the year are $184,636, which will reduce our Operating Expenses balance to $17,293. This does not include several items that are pending where we don't know approximate costs. These figures include the estimate of the insurance premium being 45% of last year's amount. If this is only 30%, as Emerson believes, expenses would be $6,600 less, increasing the Operating Expense balance to $23,893.

III. President's Report & Discussion Items
George stated we have a new property manager, Ismael Denis. Jacqueline spoke about Ismael's background and new work responsibilities.

IV. 2023 Proposed Budget
Joyce explained the budget had been modified slightly to round the 2023 maintenance fee to $328 and not $328.04. This $25 total difference was taken from the BBQ Patio Maintenance budget. No questions were asked, and the budget will be submitted to Seacrest for mailing to all owners prior to the October 24 Budget Meeting.

V. Seacrest Report – No report on open work orders was given.
Pending Building Issues:
- Elevator Violations: Jacqueline will call Tiffany at United Elevator to ensure violations are corrected.
- Mailbox Repair: Jacqueline and Ismael are trying to find a vendor to repair the mailbox door to avoid having to install an entirely new mailbox.
- Catwalk proposal: Jacqueline will contact Dino to explain why July quote is for $20,000, instead of November quote of $8,000, even though he has not been out to look at the catwalks. If no response, she will have the Seacrest Vice President contact him.
- Revised quote – rock edging: Jacqueline will have the quote changed to specify only an 18" border, with weed block, only run from 1102-1114, and include that

the ground needs to be leveled.

- A/C drain cleanout: Jacqueline explained using the handyman working in Century Village is not a good option because he does not have liability insurance. She will get a quote from Joseph's A/C for them to add chemicals to the stacks from the roof coordinated with Seacrest to vacuum out the lines at the same time.
- A to Z Plumbing proposal: Jacqueline will check Anthony's email regarding the A to Z Plumbing proposal and will contact them to schedule the work.
- Vendor for water shut off valve signs: Jacqueline will check Anthony's email to see whether he received a proposal from Fast Signs to do this work.
- Water bubbles on right and middle towers: Jacqueline and Ismael will meet Joyce and George on Monday at 10:00 AM to take pictures and decide next step, probably contacting CL Burks to come out to check.

VI. Committee Reports

Maintenance/Structural Committee (Andre) – Nothing to report

VII. New Business

Joyce raised the issue of problems with roof vendors leaving the roof hatch open when they're done. Jacqueline said Islewood D installed a type of roof hatch with a spring type of catch since we cannot lock it. Types of cameras were discussed, and Jacqueline will have Amy from Newport S contact us about the type they are using.

Meeting adjourned at 3:35 PM.

Member Comments