

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

DATE: Thursday, March 16, 2023 **TIME: 2:00 PM** **LOCATION: Zoom**

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

Seacrest Present: Valerie McColgin

I. Approve Minutes of Previous Meetings: February 17, 2023

Special Assessment Meeting Minutes

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

Board Meeting Minutes

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

II. Treasurer's Report

- February Financial Report will be available March 20 and will be posted on the website.
- End of 2022 year surplus was \$27,107. Additional insurance paid due to increase in building valuation was \$22,472. Special assessment will add \$22,400.
- CD at Capital One has been opened for 12 months with \$200,000 at 4.41% / 4.50% APY and will earn approximately \$9,000.

III. President's Report & Discussion Items

- Cleanup Day: Storage rooms were cleaned out successfully. George thanked everyone who helped.
- Roof Inspection: Andre reported CL Burks came out and issued a positive report with a B category rating signifying the roof is good for 6-10 more years. After a few corrections are made, it will be forwarded to Emerson to go to American Coastal.
- A/C drain lines: Val said Seacrest is scheduled to be out Friday to vacuum the drain lines from the rear of the building. Andre will put the chemicals in the lines from the roof this afternoon.
- Special Assessment Coupons: George asked Val why we still had not received the coupons for owners to pay the special assessment. She will check with Marlene in Accounting, however, owners can submit their payment without a coupon by making it out to Oakridge V Condo Association and writing "Special Assessment-Unit # ____" on the Memo line.

IV. Seacrest Report: No issues to report.

V. Committee Reports

- Maintenance/Structural Committee: Andre reported on repairs that have recently been done.
- Landscaping Committee: Pierre reported all plant beds, hedges, trees, and palm trees have been fertilized. The large ficus tree in the back and many palms have been trimmed. Pierre and Robert Tanguay pressure cleaned the BBQ patio.
- Building Maintenance Committee: Contractors are leaving stains on the catwalks

when working in the building. If owners see any damage, they should let the Board know so we can follow up with the responsible owner.

VI. New Business

- Fire Alarms: Meir Alarms sent a proposal for \$5500 to replace all fire sensors in the building. Discussion was held on finding other vendors and getting a more detailed quote from Meir.
- Joyce reported that COOCVE has a Buyer's Group which is obtaining discounted pricing on windows, pest services, Home Depot items, etc. More information can be found on the COOCVE website.

VII. Meeting Adjourned at 3:25 PM.

Member Comments