

Oakridge V Condo Association, Inc., Board Meeting Minutes
(Submitted by: Donna Capobianco, Secretary)

DATE: 11-08-2019 TIME: 3:30 PM

Roll : Robert Tanguay David Barbieri Ray Capobianco Donna Capobianco Jules Kesselman
Mike Konowitz Guests: From Seacrest Jaqueline Pugh, Brian Hyman (Gloria Fuentes on vacation)

Minutes of Previous Meeting(s): Motion by David to accept as written minutes dated 10/4 Budget Meeting and 10/4 Regular meeting.

2nd by Ray Discussion: Questions asked and answered.

Action: All in favor/ all opposed. Passed ☒ Failed ☐ Abstentions (uncounted)

Treasurer's Report Year to Date: as of 09-30-19

Current Assets:

Cash Operating \$41,453 Petty Cash \$2900 Reserves \$343,952 Accounts Receivable \$1,334
Prepaid Expenses \$21,383 Total Current Assets: \$411,022

Current Liabilities:

Net Insurance Claim / Accrued Expenses \$22,849 Pre-paid Assessments \$2,675

Current Liabilities: \$25,524 Reserves: \$343,952 Total Liability: \$369,476

Equity: \$35,774 Income: \$5,772 Total Income & Equity: \$41,546 Total Liability & Equity \$411,022

Revenue: \$113,004 Expenses: \$107,232 Net INCOME/LOSS \$5,772

President's report: Discussion Items

- a. 2020 Insurance (3:45 conference call Emerson Poort)
- b. Status on revised proposal from 10/4 -NOT RECEIVED YET hedges, light w/motion sensor, 4101, elevator ceiling lights, lights in rear need to be timed properly.
- c. Status 4101 repairs: No revised proposals removing ceiling work and no proposals yet from ServePro (unit owner told David ServPro came two weeks ago) or from Kafco.
- d. Status on Stucco Project: Carlos starts 13th. Robert to ask Carlos if he got signed joint proposal.
- e. Master Mgmt's irrigation proposal. Bryan Hyman will get back to us by end of next week with results of discussion with MM and action to be taken.
- f. Watch 3102 as delinquency balance is growing and may need attorney's assist.
- g. Board requested in Sept. Gloria email with letter follow up 4114 re use of association electricity. Nothing emailed. Appears to have stopped.
- h. Annual Meeting Dec 14 Volunteers: Mike, Ray, Robert
- i. Official Candidates for the Board meeting application deadline? Known so far are Ray, Mike, Jaime
- j. Best Roofing. Robert told Best we're not going forward with any trenches per Johns Manville.
- k. Concern All Pro proposal was sent to AP before work completed. Jacqueline and Brian investigating.
- l. Mailboxes-Wait to see if repairs are done by 4114 unit owner.
- m. Parking lot painting missed lettering No Parking, Bulk Trash. Brian will followup.

New Business:

Motion by Robert to Remove Jaime Morice as signer on bank accounts and add Ray Capobianco.

Action: All in favor/ all opposed. Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by David to accept Option 2 InGuard proposal for total annual premium not to exceed \$35,000.

2nd by Julie Discussion: Questions asked and answered.

Action: All in favor/ all opposed. Passed ☒ Failed ☐ Abstentions (uncounted)

Member Comments: Joe Litofski 2104 spoke of drywall damages from his AC leak. Brian will follow up.

Meeting Adjourned