

OAKRIDGE V CONDO ASSOCIATION INC.

MINUTES OF BOARD MEETING

Date: March 8, 2019 Time: 3:30 PM Place: Club House Room GPF

- 1. Role : Dave Barbieri, Jaime Morice, Julius Kesselman, Steve Schwartz, Pierre Roy, Robert Tanguay, Renata Zuk FSR were present.**
Absent: Michael Konowitz
- 2. Minutes of February 8, meeting must be corrected and submitted for approval at the April meeting.**
- 3. Jaime presented financials for the period ending Jan 31,2019**
Operating account: \$ 77,303. Petty cash: \$ 961. Accounts receivables: \$ 1,058.
Prepaid expenses: \$26,653. Total assets: \$235,027. Current Liabilities: \$68,764.
Reserves: \$ 129,031. Income and Equity: \$37,232. Total Liabilities and Equity : \$235,027. Revenue: \$ 12,151. Expenses: \$10,694. Net Income: \$ 1,457.
- 4. David in his comments insisted on the importance that all Board Members participate to the work involved.**
- 5. OLD BUSINESS**
 - **Stucco repair on the back wall of our building. The contracts have been issued to RK Architect for the engineering and to DeLeon Construction for the stucco repair. Robert T will contact Carlos Leon to know things to be done by owners prior to returning up north for the summer.**
 - **Motion by Dave Barbieri to accept Lars Electric proposal to install Power Surge Protector in the electrical room to protect our elevator for an amount not to exceed \$ 600.**
2nd by Pierre Roy Discussion
Action: Passed X Failed Abstentions: (uncounted)
 - **No answer received from the lawyer yet. David and Jaime or Robert will meet with the owner concerned.**
 - **Construction of Unit 4114 is moving ahead. Dave and Renata will not release the \$ 10,000. Cheque to Paul Davis until they pass inspection.**
- 6. NEW BUSINESS**
 - **Roofing problem, two proposals suggesting two different solutions for our problem were discussed. No decision was taken. Andre Norbert, one of the**

owners who is a Construction Engineer in Quebec offered to help analysing the situation.

- The ThyssenKrupp proposal was discussed. The monthly charge is higher than Suncoast but includes more parts. The problem that we have is the cancellation clause on Suncoast's contract.
- The letter that Robert T. had prepared was read prior to be sent to submit to Master Management regarding the expenses encountered to upgrade the lighting of our building.
- FSR will remove the two sign posts near the water and will bring them to the locker room.
- The security of our residents and guests was discussed. The residents should be careful and walk in the middle of catwalks and walkways to avoid accidents.

7. Work distribution amongst Board Members following the departure of snowbirds was discussed. Robert suggested a split of the work amongst the 4 Members that are permanent residents. Robert will complete a draft sheet that he will email to everyone for your comments

8. Motion by Robert to adjourn the meeting. 2nd by Jaime. All in favour.