

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved March 28, 2024

DATE: Wednesday, Feb. 21, 2024 TIME: 2:00 PM LOCATION: Zoom

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

I. Approve Minutes of Previous Meeting:

- **January 18, 2024, Board Meeting**
Motion by: Pierre 2nd by: Mike Vote: Passed Unanimously

II. President's Report & Discussion Items

- **Pierre made a motion to pay the attorney invoice of \$796.72 for the Board consultation and mailing of letters regarding building water leaks.**
2nd by: Andre
Vote: Passed Unanimously
- **Andre made a motion to approve the Seacrest proposal to repair the conduit pipe at the back of the building (2104-2106) in the amount of \$465.00**
2nd by: George
Vote: Passed Unanimously
- **Joyce made a motion to increase the amount previously approved for purchase of the BBQ grill to \$961.93.**
2nd by Andre
Vote: Passed Unanimously (with Pierre abstaining)

III. Treasurer's Report

- January Financial Report will be posted to the website tomorrow.
- All assessment payments have been received with the exception of 4 that are not due until March 1.

IV. Committee Reports

- Maintenance/Structural Committee (Andre):
 - A/C drain lines will be done in March.

- **Andre made a motion to remove the concrete poles and chains at the end of the parking lot and eventually those behind the bushes. This will be done by volunteers and the only cost will be for sand to fill the holes.**
2nd by Pierre
Vote: Passed Unanimously
- **Andre made a motion to have the back of the building inspected after March 1 by South Coast to see if any stucco needs to be replaced. Any work needing to be done will be voted on when a proposal is received.**
2nd by: George
Vote: Passed Unanimously
- Andre would like to organize volunteers to pressure clean the front of the building where dirty in early March. Joyce will call Master Management to check if we are permitted to use the building water.
- Andre is still working with CL Burks to fix the area of the roof that is leaking on the back of stack 13.
- Landscaping Committee (Pierre):
 - **Pierre made a motion to purchase six Adirondack chairs for the back of the building not to exceed \$825 in price. He will contact Seacrest to see if they can be permanently mounted. If not, volunteers will be asked to move them inside the building in the event of a hurricane or they will be stored at the end of the winter season.**
2nd by: Joyce
Vote: 4 Yes, 1 No - Passed by Majority
 - Palm tree near 1113-1114 has probably died. We will wait until early May when the weather is warmer, and if it has not put out new growth by then, Pierre will ask Terry to look at it and give us a proposal to replace it.
 - Pierre will ask Terry to see if he can offer a better solution than the boards for staking the two bougainvillea trees in front of 1113-1114 and one between 1105 and the elevator tower since they are leaning badly.
- Building Maintenance Committee (Mike):
 - Mike is checking and lubricating all trash chutes with WD-40. He'll check the 1st floor low end to see if the lock can be fixed, otherwise we'll request a quote from Southern Chute for replacement.

V. Meeting Adjourned at 2:40 PM.

Member Comments - None