

Oakridge V Condo Association, Inc., Board Meeting

Minutes submitted by: Joyce Wirch

DATE: March 25, 2021 **TIME:** 3:00 PM **LOCATION:** Zoom Meeting

Board Present: Frank Keenan, Mike Konowitz, Jaime Morice, Andre Norbert, Pierre Roy, George Smalls, Joyce Wirch

Seacrest: Brian Hyman **Absent:** Jacqueline Pugh

Approve Minutes of Previous Meeting(s): 2-25-21 Board Meeting

Motion by: Mike

2nd by: Joyce

Vote: Passed

Treasurer's Report - as of 2/28/21

Current Assets:

Operating Cash:	\$ 33,677
Petty Cash:	\$ 919
Reserves:	\$192,544
Other Assets:	\$ 32,552
Total Assets:	\$259,693

Current

Liabilities:	\$ 5,427
Reserves:	\$192,544
Owner's Equity:	\$ 61,722
Total Liability & Owners' Equity:	\$259,693

Income: \$ 26,101

Expenses: \$ 27,580

Net Income

(Loss): (\$ 1,478)

President's Report & Discussion Items

A. Roof Project

1. Roof Advisory Committee Report: Robert Tanguay
Per the roofing consultant hired by the Board, pipes, stucco, and wires coming up through the roof are what are causing the leaks, not the roof itself. The membrane is not a problem.
2. Committee recommendation (file located in Association office)
Approve roofing consultant proposal to make repairs as outlined in the consultant's proposal.

3. Plan

Hire a project manager to review Scope of Work and oversee contractor selection, repairs, and inspections

Motion was made by Pierre to follow the Committee's recommendations and hire RMS Building Envelope Consultants to act as project manager to review Johns Manville Scope of Work, obtain proposals from 3 Johns Manville approved contractors, licensed and insured in Florida, and oversee the repairs and inspections at a cost not to exceed \$3,500.

2nd by: Mike

Vote: Passed unanimously

B. Replacement of Exit Signs

Motion by Frank to replace 9 Exit signs for a cost not to exceed \$540.

2nd by: Mike

Vote: Passed unanimously

C. Change in Account Signers – Optimum Bank

Will be accomplished in the near future now that the 2/25 minutes approving the change have been approved.

D. Décor Lighting Update

Board received Seacrest proposal to replace current outlet to install GFI circuit for \$75 and install motion sensor fixture for \$130.

Seacrest Report: Outstanding Work Orders

A. Status of Owner Repairs - 3104: Leaks 1104, 2104

Owner has been notified but has not responded to letter requesting proof repairs have been made. Joyce will send one additional notice and, if no response, will turn over to attorney.

B. Inspection of 3102 – Property and building managers inspected unit. A/C was not running but ventilation was obtained from porch. Joyce will request condo sitter information.

C. No roll-up report obtained but property manager stated there were no open Work Orders.

Old Business – N/A

New Business

Pierre mentioned it was difficult to determine history of roof repairs due to the brevity of prior year minutes. Discussion ensued, and Board will be cognizant of this when approving future minutes.

Meeting Adjourned

Motion by Mike

2nd by: Frank

Vote: Passed

Member Comments - Suggestions and questions noted and responded to.