

Oakridge V Condo Association, Inc.

BUDGET MEETING MINUTES

Submitted by Joyce Wirch

Board Approved November 13, 2025

DATE: Thursday, October 16, 2025 TIME: 4:00 PM LOCATION: Zoom

Board Present: Ricky Hull, Mike Konowitz, Andre Nobert, Steven Reich, Pierre Roy, Morrie Weinberg, Joyce Wirch

Seacrest Present: Brian Hyman

- Vote to Approve Minutes of Previous Meeting
 - **Andre made a motion to approve the minutes of the September 18, 2025, Board meeting as written and submitted by Joyce.**
2nd by: Mike
No discussion
Vote: Approved Unanimously, with the exception of Joyce who was late to the meeting.
- Acting President's Report & Discussion Items
 - Pierre reported Steve Reich was appointed to the Board over the summer, and Morrie Weinberg and Ricky Hull were appointed at the September meeting. All have been participating in the Board Transition Team training sessions and have completed the state-required 4-hour Board Certification class.
- Seacrest Report:
 - Vantaca access for Morrie and Ricky are no longer active after being given a week ago. Brian will speak with Lawrence about it, and he should respond directly to them.
 - Brian answered questions regarding the new contract from Seacrest for 2026.
 - Reviewed reasons for 6% increase: employee cost increase, insurance, fuel, etc.
 - Seacrest will negotiate what jobs we want done in the contract but not the overall price increase.
 - He will send a spreadsheet with how much Seacrest paid for 2024 & 2025. Steve and Pierre asked for the actual FPL invoices, and Jacqueline said she will get these.
 - We will start getting the FPL invoices to approve before payment.
 - Pierre asked about changes in services under the new contract:
 - Doors won't be painted any longer but will be hand washed. Joyce pointed out the doors aren't being painted in our current contract.

- New contract reduces the number of mowing cuts to 27 (down from 28 in the current contract) and 1 less fertilization (due to Florida statutes restricting fertilization during the summer months).
 - Buildings can add services to be negotiated in the contract.
 - Cleaning of A/C drain lines, using chemicals from the roof, may be available as a service (\$18/stack) to be included in the contract depending on Florida regulations. Brian said currently sometimes they are allowed to do it and other times it's not allowed, but he will get an answer for us as to what they are allowed to do.
 - Pierre recommended we have 2 or 3 Board members review the contract and make recommendations to the Board. He and Steve volunteered. Several owners asked questions, and Pierre asked anyone who has comments to add to the discussion should email them to the Board email and Pierre and Steve will include them as they review the contract.
 - Brian will check our current cancellation policy is affected by a new contract beginning January 1, 2026. Pierre asked Jacqueline to email us with that information.
 - Joyce asked why we and other associations are just getting this new contract now when most budgets have already been determined over the summer. No response was given.
- Treasurer's Report – Joyce
 - **Joyce made a motion to approve the 2026 Proposed Budget as was discussed at the August and September meetings and mailed to all owners.**
2nd by: Morrie
No discussion
Vote: Approved Unanimously
 - **Pierre made a motion to allow Joyce to sign the approved budget on behalf of the Acting President and the Board for submission to Seacrest.**
2nd by: Steve
No discussion
Vote: Approved Unanimously
 - Joyce will complete the Coupon Request Form and return it to Brian.
 - Old Business: Pooling Reserves
 - **Pierre made a motion that we hold a vote by the owners on whether we should pool our pre-2025 (legacy) building reserves rather than have a Board vote.**
2nd by: Andre

Question: What if the owners don't approve pooling the reserves?

Answer: We will probably need a special assessment to partially pay for the roof.

Vote: Approved Unanimously

- Joyce will ask our attorney to prepare a proxy for owners who cannot attend the meeting to use to cast their vote.
- The proxy will be included in the 2nd Notice of Annual Meeting that Brian will mail out. This needs to be in the mail by November 17 at the latest.
- Committee Reports:
 - Roof: Andre reported he will ask the companies who have submitted bids to verify the contract price. The Roof Committee (Pierre, Andre, and Alain Richer) plans to review the bids and make a recommendation to the Board in November with work beginning in January.
 - Landscape: Nothing to report
 - Building Maintenance: Nothing to report
 - Board Transition Team: Morrie reported the team has been meeting weekly the last two months and progress is being made by the team in learning and taking on the current secretary and treasurer duties. Everyone is being cross-trained to provide redundancy within the positions.
 - Joyce stressed that with a new year beginning and a new Board being elected at the Annual Meeting, this was the time when all owners should volunteer to help with building responsibilities since the 7 Board members cannot be expected to do everything to manage the building. Everyone's talents and contributions are needed, and there is plenty of room on the various committees for owners to assist.
- New Business
 - Brian mentioned election ballots can be submitted electronically to ensure they are received in time due to potential mail delays, but owners need to know they are giving up their right to privacy when this is done. Ballots can be emailed to Brian, and instructions will be provided if an election is necessary.
 - Posting of email addresses and phone numbers:
 - All owner names and unit numbers are currently posted on the bulletin board to assist the post office in mail delivery.
 - Board emails and phone numbers are currently listed on the bulletin board, however, Morrie would like to see owners use the Board email to communicate. Brian will check to see whether posting Board member information is required.
 - Owner emails and phone numbers were previously posted on the website although this has been taken down until the issue is resolved. Joyce

mentioned that all owners were given the choice to have their information published when they moved into the building, however, going forward we should check with owners again since there may be more owners accessing the website as we begin to encourage owners to use it and Vantaca. The Board will have that discussion and vote at a later time.

- Standardization of Catwalk Unit Numbers: Morrie mentioned he would like to see a more uniform appearance in the way the numbers on units are displayed. Several owners in attendance made comments, and it was decided the Board would bring this up again after the new year.
- Meeting was adjourned at 5:28 PM

Member Comments – No members made comments or asked questions.