

**Oakridge V Condo Association, Inc.**  
**FEBRUARY BOARD MEETING**  
**MINUTES**

Submitted by Maryann Alvarez  
Board Approved March 19, 2026

**DATE: Thursday, February 19, 2026, TIME: 4:00 PM LOCATION: Zoom**

**Board Present:** Steven Reich, Pierre Roy, Morrie Weinberg, Ricky Hull, Andre Nobert, Isaac Pessua, Mike Konowitz,

**Seacrest Representative Present:** Brian Hyman, Property Manager

- I. President's Report & Discussion Items:
  - Approval of previous Board Meeting minutes: 12/2/25; 12/23/25; 1/22/26
    - Morrie noted he made minor cosmetic/typo changes to January minutes; treasures report portion only.
    - Motion to accept all three – Ricky / Seconded – Pierre.
    - Voted on and accepted.
  - No changes to agenda.
  - Building project updates.
    - Hot water heaters replaced.
    - Back wall project to begin soon.
    - Roof project – requesting volunteers to help with notices.
  
- II. Seacrest Report: Brian Hyman
  - Appointment to walk the building and prep for Q1 inspection:
    - Compliance checklist: Fire tags; fire alarms; sprinkler systems.
    - Companies contracted, dates of annual inspections.
  - Bulk trash area to be labeled – work order is in.
  - Seacrest will provide a much more details report at next meeting, with schedule and spreadsheet of required annual inspections, after initial walk through with new board.
  
- III. Treasures Report: Morrie Weinberg
  - January 31 financials not yet received from Seacrest.
  - Per Vantaca system all transactions in line.

- Minor issues re: misallocations between bank accounts; all issues have been resolved.
- Seacrest overcharges will be normalized in March per the new contract rates.
- FPL charges were approved and paid automatically by Seacrest, which will be credited.
- Outstanding charge that will also be reimbursed.
- Collection fees charged to building; Seacrest will refund once the bill is paid.
- Back wall permit charge confirmed. Reimbursement processed.
- RMS \$1000 check status confirmed. Seacrest to deliver.
- All deposits on major project (back wall & roof) have been paid.
- Motion to accept – Steve.
- Approved by all.

#### IV. Secretary Report: Ricky Hull

- No report to submit.

#### V. Committee Reports

- Roof Project: Andre Nobert
  - Permit approved.
  - Project to start within 30 days.
  - No conflict with Deleon (back wall contractor).
  - Gutter and AC Electrical projects under Rainbow Roof's subcontractors.
  - ETA completion by April.
  - Request for two invoices to be submitted.
- Back Wall Project: Andre Nobert
  - Corners of building extreme damage.
  - Preventative maintenance recommended going forward.
  - Request for storage room walls to be reviewed.
- Roof Project Communication: Pierre Roy
  - POA (plan of action) in writing with details of project will be sent to owners regarding:
    - Timeline
    - Parking
    - Fourth floor unit inspection details.

- Building/Grounds: Pierre Roy / Isaac Pessua / Michael Konowitz
  - Two holes in back filled.
  - Fountain status to be followed up by Pierre.
  - Isaac will be on vacation for one month.

#### VI. New Business

- Issue of fire alarms – not alerting the fire department.
  - Memo to notify owners it is necessary to also call 911.
  - Explore options to add wireless dialer connected to fire dept.
- Joyce working on the new building handbook of building protocol.
  - Pierre suggested to give to all owners.
  - Steven requested edit suggestions to be emailed to him.
  - The book will be posted on the website.
- Morrie suggested to do an audit of unit and building keys stored in the office.
  - 4108 key not current, attorney handling estate.

**Motion made by Steven Reich to adjourn; Seconded by Morrie Weinberg; voted on, and passed, meeting ended.**