

Oakridge V Condo Association, Inc. Board Meeting

DATE: 01-24-20

TIME: 3:00 PM

LOCATION: Clubhouse Rm GPF

Roll: Donna Capobianco, Ray Capobianco, George Smalls, Mike Konowitz, Pierre Roy

(Seacrest: Jacqueline Pugh attended.)

Approve Minutes of Previous Meeting(s) Dec. 14, 2019 Annual Mtg, Organizational Mtg, Dec. 19

Motion by: Donna

2nd by: Ray

Vote: Passed

Treasurer's Report:

Current Assets:

Cash Operating \$22,406 Petty Cash \$ 957 Reserves \$312,764 Accounts Receivable \$1,299

Prepaid Expenses \$35,230 Total Current Assets: \$372,656

Current Liabilities:

Accrued Expenses \$11,349 Pre-paid Assessments \$1,144

Current Liabilities: \$12,493 Reserves: \$312,764 Total Liability: \$325,257

Equity: \$35,774 Income: \$11,625 Total Income & Equity: \$47,399 Total Liability & Equity \$372,656

Revenue: \$150,797 Expenses: \$139,172 Net INCOME/LOSS \$11,625

President's Report & Discussion Items

1. Roofing –2019 JM membrane issues and planning for new roof.
2. Sent all reminders re fee change Jan.1 for Oakridge V. Seacrest problem. Await status Jan. receivables.
3. Status back joints and stucco project.
4. On watch: 1108 (selling), 3102 (Direct Deposit now), expect delinquent amount extracted, paid.
5. Sent Valley National line of credit renewal info.

Seacrest Report:

1. Emergency leak (hot water heater piping low number side) handled by Richard's cost: \$2,350
2. Work orders 9293 landscaping, 9295 AC lines to be voted on under New Business.
3. Work order 9591 Wind Mitigation report request issue.
4. Work Orders outstanding: 9375 Need roofer on Johns Manville approved list, to look at roof over stack 6 to see if any maintenance is needed.
5. Request Outstanding: letter to unit owner re tampering alarm system \$90 charge. (see Dec 18th email)
6. Joe Menchi communication for both Landscaping and Maintenance , cc Brian.
7. Same day signatures no longer required for small work orders under \$100.
8. Brian advised Property Manager walks building monthly, and another Mgr does it Nov, Dec, Jan. as busy with annual meetings, i.e. Joe Menchi, John Nogrady.

Committee Reports: Seasonal Décor Committee presentation. Board must pre-approve in writing any projections, images, etc. to be used.

Old Business: NA

New Business: Motions

Motion to accept Kavco proposal to complete 4101 repairs not to exceed \$1,000.

Motion by: Donna

2nd by: Mike

Vote: Pass

Motion for 5 Star seal parking spaces 6 mos.to year from lot completion @ \$1.25 per approx. 2,139 SY not to exceed \$3,000.

Motion by: Donna

2nd by: Pierre

Vote: Pass

Motion to accept Seacrest AC drain cleaning proposal \$252 per quarter starting Jan. 2020.

Motion by: George

2nd by: Ray

Vote: Pass

Motion to Motion to accept final Podacarpus completion invoice without tree removal and dumping for \$701.

Motion by: George

2nd by: Mike

Vote: P/F Pass

Motion to ratify email accepted Seacrest proposal for \$800 to complete irrigation changes approved by Master Mgmt.

Motion by: Donna

2nd by: Pierre

Vote: P/F Pass

Motion to accept Seacrest proposal to remove dead double (at stack 7) foxtail in rear, **NOT remove hollow palm**, and complete other work described in front center for \$55.

Motion by: Donna

2nd by: Pierre

Vote: P/F Pass

Member Comments

Meeting Adjourned

Signed by Secretary: