

**Oakridge V Condo Association, Inc.,
SPECIAL MEETING**

DATE:07-12-13 Continued 07-25-13 TIME: 3 Pm

Roll : Donna Allen Ray Jess Julie George GUESTS: Seacrest Paul Kurtz & Paul Licata

Agenda Items: Emergency Preparedness / Elevator Machine Room Door & AC / Water Intrusion and Replacement of Ficus shrubs.

Motion by Ray motions to approve Dean Mitchell Restoration Contract starting 2013 and ending contiguous with the Seacrest contract.

2nd by Julie

Discussion: Regarding Emergency Preparedness, Faciliasmart to map out building if we sign up with Dean Mitchell Restoration. Issue on both agreements needing to be addressed Meeting will be continued until July 25th at 1PM. #5 read the customer, 5 D Invoice insurance carrier, 5 E changed to read if there is legal action #6. Follow typical protocol, #7 Not responsible changed to outside of scope only. Facilismart is a n emergency management tool. Need plans of building or will create it. Do we have a Seacrest person close to us in event of emergency? Someone on call. Paul L wokring on trying to get CITIZENS to discount.

Action: Passed Failed Abstentions (uncounted)

Motion by Donna to accept Paradigm proposal for \$750 and BEC proposal for a maximum of \$500 for a total maximum of \$1250 to complete an engineered water test at stacks 6&7 lines to find water intrusion cause.

2nd by Allen

Discussion: Allen asked if we need to test that all 4 units are not leaking as each section is water hit with water. Ray indicates we can take it out of operating account at this time. He delineated how he calculates what we need versus may be able to spend.

Action: Passed Failed Abstentions (uncounted)

Motion by Donna to spend up to \$2,225 to replace Elevtor machine room door.

2nd by Ray

Discussion: Questions are about masonry, stucco, paint etc on door closer. Door Doctor when add commercial door closer is \$1675. They do not paint or repair stucco. Paradigm for \$2,225 commercial door closer is included and any stucco and paint issuethat may occur. Difference of \$550. Paul will talk to Paradigm to see if Jeff can come any closer.

Action: Passed Failed Abstentions (uncounted)

Motion by Allen to spend up to \$2250 to replace or reconfigure AC system for the elevator machine room.

2nd by Julie

Discussion: AC UNit outside the elevator machine. Austin Electric quoted \$5,900 and Joseph quoted \$2250. We can do now or in 2014 budget as dollars allow.

Action: Passed Failed Abstentions (uncounted)

Motion by George to add to Seacrest Tropical Storm/Hurricane Addendum for an authorized amount of \$1000.

2nd by Allen

Discussion: Seacrest made language change to say Seacrest will be on site in 12 hrs after all clear given by local authorities.

Action: Passed Failed Abstentions (uncounted)

Motion by Donna to replace all ficus bushes with coca plum to be budgeted for and completed in 2014 up to an amount of \$4,000.

2nd by Allen

Discussion:

Action: Passed Failed Abstentions (uncounted)

Meeting Adjourned (time): 2:40 PM.