

Oakridge V Condo Association, Inc.
MAY BOARD MEETING MINUTES

Submitted by Maryann Alvarez
Board Approved August 27, 2026

DATE: Thursday, May 21, 2026, TIME: 4:00 PM LOCATION: Zoom

Board Present: Steven Reich, Pierre Roy, Morrie Weinberg, Ricky Hull, Andre Nobert, Issac Pessua

Seacrest Representative Not Present: Brian Hyman, Property Manager, due to vacation.

I. President's Report & Discussion Items:

- Approval of previous Board Meeting minutes:
 - Minutes of the April Board Meeting reviewed.
 - Note: Reserve Fund numbers will be updated by Morrie in upcoming Treasurer's report, during this meeting.
 - Motion to approve April Board Meeting minutes.
 - Seconded by Morrie.
 - Voted on and accepted.
 - No further comments or additions.
- Light Fixtures: emergency meeting occurred re: cleaning & repair of building light fixtures.
 - Verbal approval of quote from Seacrest.
 - Project postponed due to conflict of information between Seacrest and the contractor.
 - Seacrest Rep., Brian Hyman on vacation so project will resume after a follow up conversation with him.
 - Part of the issue is with the design of light fixtures (69).
- Mold Remediation Project – Andre to cover during committee reports
- Budget Committee Appointments
 - Four people to be on that committee
 - Steven Reich
 - Morrie Weinberg
 - Pierre Roy
 - Andre Nobert
 - Morrie to coordinate a meeting in June.

- Oakridge V Handbook
 - Begin put on hold due to meeting recommendation & questions.
 - Steven to call for a separate Board Meeting to discuss.

 - II. Seacrest Report: N/A Brian Hyman not in attendance due to vacation.

 - III. Treasures Report: Morrie Weinberg
 - Old Business:
 - A couple of outstanding issues with Seacrest resolved.
 - Funds from both deposited back into the account.
 - Current Status:
 - Operating revenue and expenses tracking as budgeted with no material deviations.
 - Reserve account separate and distinct from Operating.
- Monies spent so far:
- Roof Project, completed @ \$370K total.
 - \$351K work
 - \$ 15K permits
 - \$. 2.5K contract review, legal fees.
 - \$. 2.4K QC (quality control)
 - Backwall project, stucco review & repairs.
 - Not budgeted for in 2026 budget planning.
 - Project began due to building water infiltration.
 - Expense higher than estimated due to level of damage.
 - Total cost estimate: \$150K.
 - Damage found led to Mold Remediation Project.
 - 40 effected units.
 - \$45K approximate estimated cost, with a fixed fee per unit.
 - Question of Cash Flow:
 - To date \$80K balance in Reserve account.
 - Will continue to contribute \$6700 monthly into Reserve Fund.
 - Approximately 27% of total contributions
 - Current Florida Statute states that project in excess of \$25K must be saved for in Reserve fund with a minimum of 15% being contributed into Reserve Account.

- Future actions to be determined during 2027 Budget Planning Meeting
- SIRS Report provides intel on any additional future projects.
- 2027 Budget Meeting to be scheduled prior to August Board Meeting.
- Financial Statements are posted on Oakridge V website after being reviewed.

IV. Secretary Report: Ricky Hull

- Website all is running well.

V. Committee Reports

- Back Wall Project: Andre Nobert
 - Photos showing damage shared and reviewed.
 - Minimal additional funds spent to seal and repaint back wall while scaffolding was in place to mitigate future costs.
 - Research being done for fortifying corners in future.
- Mold Remediation: Steven Reich
 - Florida statue is being followed.
 - Committee of owners formed to assist to insure safety and security.
 - Thirty-eight units to be repaired.
 - Eighteen additional units tested.
 - Separate minor repairs to be done.
 - Work in progress.
 - Communication sent to all owners.
 - Master schedule to follow based on test results.
- Building/Grounds: Pierre Roy
 - Nothing to report.
- Hurricane Preparedness: Issac Pessau
 - Formed a committee of several owners to keep all owners informed before, during and after the time of a Hurricane.
- COOCVE: N/A
 - Monthly meeting was canceled.

VI. Old Business:

- Meirs Fire Alarms:
 - Originally set aside due to building repair projects taking priority.
 - Motion to hire Meirs to repair alarm system ratified to move forward - Steven
 - To, upgrade alarms to connect to EMS.
 - Install approximately \$500, with monthly service \$65 cost.
 - Motion seconded – Pierre
 - Discussion - Morrie
 - Details of system changes clarified
 - Opened to owners for comments/questions
 - Vote taken and passed.

V. New Business: None

Motion to adjourn: made by Steven Reich; seconded by Morrie Weinberg; voted and passed; meeting ended.

Member comments:

- Zack re: Building lights. He volunteered to look at the lights to help address cleaning and repairs.
- George re: Mold remediation schedule.
- George re: Elevator reset and having someone available to do that task.