

# Oakridge V Condo Association, Inc. Board Meeting

Minutes submitted by Joyce Wirch

**DATE: Tuesday, March 22, 2022      TIME: 3:00 PM      LOCATION: Zoom + Clubhouse GP-F**

**Board Present:** Line Gelineau, Mike Konowitz, Andre Nobert, George Smalls, Joyce Wirch

**Absent:** Pierre Roy, Anthony Serrone (Seacrest)

- I. Approve Minutes of Previous Meeting: February 18, 2022  
**Motion by: Line      2nd by: Andre      Vote: Passed Unanimously**
- II. Treasurer's Budget Report – February 28, 2022 Financial Report is posted on the website
- III. President's Report & Discussion Items
  - A. Seacrest  
Problems with building issues not being handled by Seacrest in a timely manner were raised, and a comment was made we should investigate changing to a different management company. A suggestion was made that George meet with Jacqueline Pugh or someone higher up in Seacrest to let them know we are not getting the service we are paying for.
  - B. Resignation from Board  
George announced Robert Tanguay has resigned from the Board. Frank Keenan has agreed to return, and David Barbieri would like to serve as well. Tabled to next meeting when Pierre is present.
  - C. Establish Renovations Committee  
George will ask for owner volunteers to serve on this committee to review requests for modifications. Joyce will email all owners to ask for volunteers.
  - D. A/C Drains – Emergency Clean out  
**Motion was made by Joyce to approve having an emergency a/c drain line clean out done as soon as possible until a regular maintenance schedule can be arranged, not to exceed a price of \$300.**  
**2nd by: George**  
**Vote: Passed Unanimously**
  - E. Budget Reserve Accounts  
George discussed setting up a committee to review reserve accounts prior to budget preparation this summer as requested by Pierre. Joyce will email unit owners asking for volunteers.
- IV. Seacrest Report  
Anthony was unable to attend the meeting to report on pending issues.
- V. Committee Reports:
  - A. Maintenance/Structural Committee
    - a. Meeting with All Pro Painting  
Andre reported Dino (All Pro Painting) did not call to set up a meeting as he agreed.

Andre will contact other companies, and George will call Dino.

b. Status of flashing repair by C.L. Burks

Andre reported the roof flashing repair has been completed. 1112 and 2112 owners are still reporting problems, and Andre will follow up with C.L. Burks.

B. Maintenance/Building Committee

Mike discussed the problems he found which are included in his inspection report: trash chutes, storage rooms, etc. Joyce will email owners to remove unallowed items within 10 days or they will be put in bulk pickup. Bikes that are not tagged will be donated to charity.

C. Patio/Social/Recreation Committee

George announced for Pierre that there would be an end-of-season party on the BBQ patio probably March 29. (Note: this was later changed to March 30.)

D. Landscaping Committee

Line reported the first priority of the Committee is to install the border at the back of the building to help with drainage and appearance.

**Line made a motion to approve a proposal to (a) remove all bushes (except behind 1101), grass, old rocks, and stepping stones behind the building, (b) prepare and level the ground, (c) install black edging along entire back of building 3' out from slab and around each A/C drain line, (d) install stepping stones in a 3'x3' area behind doors, and (e) install white drain rock 3' from building at a depth of 3" (with or without landscape cloth to be determined), not to exceed a cost of \$4,500.**

**2<sup>nd</sup> by: Andre**

**Vote: Passed Unanimously**

Line will have the final proposal prepared after getting estimates from 2 companies on cost with and without landscape cloth. Karen Flynn and Jean Pierre Leathead have agreed to oversee the installation.

The second priority of the Committee is to see whether the large tree at the back of the building needs to be pruned. Line will contact two companies to come out and assess the tree and obtain estimates if necessary. Joyce suggested verifying the companies have a certified arborist on staff to ensure the pruning would be done correctly.

The Committee's third priority is to remove the sickly plants at the back of the building. They will be replaced with sod since a master plan is being developed and this will prevent replanting at a later date. Members of the Landscaping Committee who will work on the master plan are Nicole Beaudry (2113), Linda Carriere (1101), Julien Levesque (4110), and David Barbieri (1114).

**Line made a motion to approve a proposal, not to exceed \$800, for (a) removal of 1 bougainvillea at spot #13, 1 hibiscus at spot #3, 1 oleander at spot #14, and 1 laurel at spot #5, (b) install sod on spots #3, 5, 13, 14, and (c) plant 3 variegated leaf Trinettes (3 gallon) to complete the circle at spot #9 with 2 Red Sisters (3 gallon) in the middle of the circle.**

**2<sup>nd</sup> by: Andre**

**Vote: Passed Unanimously**

Line will have the final proposal prepared after getting estimates on cost from 2 different companies.

The Committee also recommended installing 2 hibiscus plants in front of unit 1109 on both sides of the existing palm tree. Since this is a material alteration to common property, 75% approval of all units is required. Joyce will email owners to vote whether they approve or not.

The Committee requested that nothing be done to clean the iron bench in the front of the building until fall as there are owners who have volunteered to sand and repaint it then.

VI. New Business

- A. Joyce would like to add a page on the website for notices by owners when they are selling their unit or outsiders when they are looking to buy in the building. No objections were made, so she will set it up and notify owners of this new information.
- B. Line announced her resignation as Treasurer and chairman of the Landscaping Committee since they have sold their unit.
- C. David Barbieri will maintain the projector used to display seasonal designs on the side of the main tower.

VII. Meeting adjourned at 5:07 PM

Member Comments