

Oakridge V Condo Association, Inc., Board Meeting Agenda

DATE: 05-19-16

TIME: 3:04 PM

Roll : Donna Allen Ray Julie Jess Steve Yvon Guests: Frank Losada, Geralyn Passaro, Brian Hyman

Minutes of Previous Meeting: Motion by Ray to accept minutes of last meeting as written.

2nd by Jess Discussion: Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Treasurer's Report Year to Date:

Passed due Unit fees \$4,070

Operating Acct \$14,979 Reserves \$196,267 Petty Cash \$998 Total Assets: \$216,314

Current Liabilities: \$16,498 Reserves: \$196,267 Income & Equity: \$3,549 Total Liabilities & Equity \$216,314

TOTAL Income: \$43,291 Total Expenses: \$39,742 Net Income/Losses: \$3,549

Correspondence:

None

President's report:

Water intrusion status and Stack 1 actions confirmed: If temporary fix on association cracks is working and units do permanent repairs, action plan is:

- i. Hire Engineer to scope, spec, bid job, obtain permits: Seacrest will provide list of engineers.
- ii. Hire contractor to accomplish construction
- iii. Get mold remediation accomplished in all four units
- iv. Hygiene test to ensure mold is clear
- v. Repair master bedroom closets in 4 units

As precaution, entire back stucco will be evaluated for cracks/problems. Any found will be marked and temporarily caulked. Waiting to learn if can be done 4/23 - 24.

Plan is to complete by year end.

Seacrest offer to do a few landscaping items in rear. Do we agree to allow? All said yes. .

Old Business: None

Motion by to

2nd by

Discussion:

Action: Passed ☐ Failed ☐ Abstentions (uncounted)

New Business:

Motion by Donna to hire Geralyn Passaro to pursue insurance companies of Bunker Engineering, Special Forces, and Paradigm for cost of replacement of back stucco wall of building, and all other related costs and harm for a retainer not to exceed \$5,000.

2nd by Julie

Discussion: Does not include 4101 and 3101.

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by Donna to hire ZUTO Mold Remediation to clean mold in all stack 1 units not to exceed \$6,500 .
2nd by Allen

Discussion: Difference in 3101 is for porch as well as closet making it higher in cost. Aren't unit owners responsible for mold? Not an issue at this time as outside wall cracks contributed and we need to fix it.

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by Steve to hire Environmental Research & Restoration to test all stack 1 units are clear of mold not to exceed \$1,500.

2nd by Jess

Discussion:

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by Ray to approve contract with Associated Elevator Inspection Company for annual inspection and related work estimated at \$125 per year and renewing annually unless 90 days notice to cancel.

2nd by Steve

Discussion:

Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Motion by to

2nd by

Discussion:

Action: Passed ☐ Failed ☐ Abstentions (uncounted)

Motion by to

2nd by

Discussion:

Action: Passed ☐ Failed ☐ Abstentions (uncounted)

Member Comments: None

Good & Welfare: NOne

Adjourned at: 5:45PM