

# Oakridge V Condo Association, Inc.

## ANNUAL MEETING MINUTES

Submitted by Joyce Wirch

**DATE: Friday, Dec. 15, 2023**      **TIME: 10:00 AM**

**LOCATION: Clubhouse GP-A & Zoom**

**Board Present:** Mike Konowitz, Andre Nobert, Pierre Roy, Joyce Wirch

**Board Absent:** George Smalls

**Seacrest Present:** Valerie McColgin

- I. Certification of Proxies: Valerie confirmed we had a quorum
- II. Proof of Meeting Notice: Provided by Valerie
- III. Vice-President's Report & Discussion Items
  - Pierre recognized the owners who were new to the building in 2023:  
1113, 1109, 1104, and 2109
  - Overview of what was accomplished in 2023:  
February – Storage rooms were cleaned out and beds, hedges and palm trees were fertilized with the help of volunteers  
February – Trees were trimmed  
March – A/C drain lines were cleaned out by volunteers  
September – Catwalks were pressure cleaned and resealed  
October – Unit and storage room doors were painted.
  - Plans for 2024:  
Structural Integrity Reserve Study (SIRS)  
Document Revision  
Fire Alarm System
- IV. Treasurer's Report
  - Joyce reported the coupon books sent out by Seacrest to owners who make their monthly maintenance payments by check were printed incorrectly. New ones will be issued.
  - Owners using Clickpay or electroic debit should make sure they verify after January 1 that the new montly fee has been correctly taken out of their account to avoid late fees.

V. Landscaping Committee Report

- Pierre thanked David Barbieri and Lulu Cantor for obtaining and installing the new patio umbrellas.
- Patio will be pressure cleaned prior to Christmas.
- Plans are underway to add some trees and plants in the back of the building in addition to some chairs along the water.
- Volunteers will be recruited in the spring for fertilizing the beds, hedges, and trees.

VI. New Business

- Joyce asked everyone to complete the form to authorize receipt of emails for building notices and all legally required notifications.
- Violations received from the Fire Department inspection were explained:
  - All units must have 1 battery or hard wired smoke detectors installed in each of the bedrooms as well as the living room if that is being used for sleeping. Forms will be sent to owners for them to verify this has been done.
  - Shutters can be left closed as long as no one is living in the unit.
  - All doors must have 3” numbers placed at the top of the door.

VII. Election of Board:

No election needed. The five 2023 Board Members staying on are Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, and Joyce Wirch. Upon adjournment of this Annual Meeting, the new Board will call to order the Organizational Meeting to elect its officers.

VIII. Election of COOCVE Directors:

No election needed. Three volunteer COOCVE Directors are Michael Konowitz, Allen Warmbrand, and Joyce Wirch. No alternates volunteered.

IX. Meeting was adjourned at 10:37 AM.

Member Comments