

# Oakridge V Condo Association, Inc. Board Meeting

Minutes submitted by Joyce Wirch

**DATE:** Friday, May 6, 2022

**TIME:** 3:00 PM

**LOCATION:** Zoom

**Present:** Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, Joyce Wirch, Anthony Serrone (Seacrest)

I. Approve Minutes of Previous Meeting: April 7, 2022

**Motion by: Andre 2nd by: George Vote: Passed (Mike abstained)**

II. Treasurer's Report – March 31 Financial Report is posted on website, April 30 will be posted when received May 23.

III. President's Report & Discussion Items

A. Collections

Delinquent account has been turned over to Board attorney.

B. A/C Drains

Anthony is still looking for a company to clean the drains from the roof using chemicals. Other buildings are advising owners to use A/C pan tablets.

C. Parking Lot Issue

Owner responsible for oil stains has replaced his car and will pressure clean again to see if oil can be removed. Anthony has received a proposal in the amount of \$895 from Five Star Paving to have the stain removed professionally.

D. Open Patio Windows

Owner has notified attorney she will correct window problem.

E. Croton Removal

**Pierre made a motion to approve Seacrest proposal in the amount of \$275 to remove the croton bush at the back of building after Anthony ensures the remaining hole will be filled in.**

**2<sup>nd</sup> by Mike**

**Vote: Passed Unanimously**

F. Monthly Hosings

Anthony spoke with Patricia and hosing was done 4/29. She is aware of the past problems and will follow up to ensure future ones are done monthly.

G. Pest Control – Storage Rooms

Storage rooms were sprayed 4/25. Anthony will enter a work order each month to have it done regularly near the end of each month.

IV. Seacrest Report

A. Open Work Orders

- a. 2022 annual elevator inspection is scheduled for 5/17
- b. Sunbiz information has been updated with changes in directors

B. DeLeone Construction/Back Wall

Anthony, Mike, and Andre were on a conference call with the Board attorney prior to the meeting. He advised nothing legally can be done to require DeLeone to check additional units unless another problem arises or a structural engineer states there is an existing problem. Without cause, we are only speculating a problem might exist which is unenforceable. He advised sending a strong letter to hopefully nudge DeLeone into working with us. Joyce will send him a copy of the original contract and the letter from the architect who signed off on the work for him to review.

**Mike made a motion to have Anthony instruct attorney to send a strongly written letter to DeLeone after he's reviewed the documents.**

**2<sup>nd</sup> by George**

**Vote: Passed Unanimously**

C. Repairs to 1108

Per City of Deerfield Beach, no permit is needed to correct damaged drywall that is already existing. Anthony can schedule a contractor, and Andre will also get a quote from one who is doing work in Oakridge U. Approximate cost should be \$1000-\$1500. It was agreed by all that when the quotes are received, the Board will call a special meeting to approve one so the work can be done as quickly as possible.

D. Inspection Reports / Certificates

Anthony reported the elevator has had 2020 violation corrected and 2022 inspection has been done to enable us to get the county certificate. Joyce will send all prior invoices and inspection information to him so he can compile a comprehensive list of necessary yearly building inspections.

- E. Pest Control – Hole in ground behind 1113  
John Nogrady will be out 5/9 to fill the hole with rock which will enable him to tell whether an animal is present. If there is one, we will need to call an animal trapper.
- F. Repainting - Rusted Areas Stained from Roof  
Anthony has contacted South Coast to give us a quote to repaint the rust stains on the right and middle towers and also see whether they can repair/reseal the catwalks. He will also have Joe come out to see whether he has chemicals that might remove the stains before painting.
- G. Trash Chute Repair  
Broward County Fire Rescue inspection showed two trash chutes (3<sup>rd</sup> & 4<sup>th</sup> floor) that are not closing properly. Anthony will contact Southern Chute to give quote on repairs.  
**Joyce made a motion to have Southern Chute repair or replace the two trash chute doors not to exceed a cost of \$1000.**  
**2<sup>nd</sup> by Mike**  
**Vote: Passed Unanimously**

V. Committee Reports

- A. Maintenance/Structural Committee (Andre)  
Volunteer Recognition:  
Robert Wagner, Andre, and his wife, Linda Carriere, were commended for the 20-25 hours they spent performing building maintenance: preliminary leveling of the ground at the back of the building, repainting the front bench, repainting the grill on the elevator machine room door, and cosmetic paint touchups.
- B. Landscaping Committee Proposals (Pierre)  
Jean Pierre Leathead volunteered to get outside quotes for the rock border at the back of the building but only one company submitted a proposal in the amount of \$7000. He will continue to get additional quotes, and Anthony will contact Terry Johns to rewrite the original quote without the croton removal, narrowing the border to 18”, and installing weed blocker. Joyce will send the old proposal and specifications to Anthony and Pierre.

VI. New Business

Joyce will try to schedule the Clubhouse so the Annual Meeting can be moved from December 22 to December 15.

An additional meeting of the Board will be scheduled Thursday, June 2 at 3PM.

Joyce will email owners to request volunteers for the Budget Committee.

VII. Meeting was adjourned at 3:55 PM

No member comments.