

**Oakridge V Condo Association, Inc.**  
**APRIL BOARD MEETING MINUTES**

Submitted by Maryann Alvarez

Board Approved May 21, 2026

**DATE: Thursday, April 16, 2026, TIME: 4:00 PM LOCATION: Zoom**

**Board Present:** Steven Reich, Pierre Roy, Morrie Weinberg, Ricky Hull, Andre Nobert, Isaac Pessua, Michael Konowitz

**Seacrest Representative Present:** Brian Hyman, Property Manager

**I. President's Report & Discussion Items:**

- Approval of previous Board Meeting minutes: March Minutes
  - Motion to accept / Seconded – Pierre.
  - Voted on and accepted.
- No changes to agenda.
- Building project updates.
  - Hot water heaters replaced.
  - Back wall project to begin soon.
  - Roof project – requesting volunteers to help with notices.

**II. Seacrest Report: Brian Hyman**

- No report to submit at this.
- Proposal for new Exit signs.
  - Work order was submitted by a resident.
- Proposal submitted for benches.
  - Was told the board will be handling this.
- When a work order is submitted, a proposal is sent to the board for approval.
- Second quarter building inspections to begin in May.

**III. Treasures Report: Morrie Weinberg**

- Posted report, walked through the details.
  - Operations – 100% on track.
  - No outstanding issues.
  - Operating Expenses – progressing normally.

- Outstanding issue with Seacrest accounting department. All parties involved are aware and working to resolve.
- Insurance payment +30% YOY estimate.
  - Anticipated 2027 decrease due to new roof & new wind mitigation report.
- Operating Bank Account substantial balance to cover expenses.
- Reserve Fund balance as of March 31, 2026, = \$163,319.
- Back wall project expenses (\$61,424) to come out of reserve fund, not operating fund.
- Final roofing project payment of \$35,160 will come reserve fund in April, leaving a balance of \$128,159.
- Seacrest's Vantaca System – very good for Board Level reporting.
  - Third Party AVID, challenging with notable delays paying suppliers/contractors.
- Miscellaneous for clarification purposes.
  - FYI... Variances column differentiations due to cycle of billings and payments between Seacrest and other building expenditures...i.e. Insurance.
- Motion to accept – Steve.
- Approved by all.

#### IV. Secretary Report: Ricky Hull

- Keeping Website up to date.
- Renovation forms and guideline posted to site.

#### V. Committee Reports

- Roof Project: Andre Nobert
  - Project completed.
    - Final payment being submitted to contractor. All release of lean, proof of payment and all addition necessary paperwork received.
    - No extra project costs incurred.
    - All documents submitted to Board to be kept on file.
    - All roof reports submitted to Emerson for insurance records and future deductions.
  - Gutter test successfully completed.
  - Pipes to lake project in progress.

- AC drain project with Seacrest being completed.
- New Ladder built for roof access completed.
  - Question of liability raised.
    - Suggested as a follow up question for Emerson.
- Back Wall Project: Andre Nobert
  - Will go over budget due to additional discoveries of extreme damage and mold.
  - Painting the entire back wall as part of preventative maintenance.
  - Mold remediation project necessary by a certified company.
- Wind Mitigation Report: Andre Nobert
  - Updated and to be sent to.
- Building/Grounds: Pierre Roy/Isaac Pessua
  - New umbrellas bought and to be installed.
  - Benches fixed (Isaac & Zack)
  - Patio pressure washed by Seacrest.

VI. New Business – tabled for next month

- Meirs Alarm System automation.
- Elevator repair vs. replacement.
- New tenant application in 3109 to be reviewed by Board

**Motion made by Steven Reich to adjourn; Seconded by Michael Konowitz; voted on, and passed, meeting ended.**