Oakridge V Condo Association, Inc.
BOARD MEETING MINUTES

Submitted by Joyce Wirch
Board Approved September 19, 2024

DATE: Thursday, August 15, 2024 TIME: 2:00 PM LOCATION: Zoom

Board Present: Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, Joyce Wirch
Seacrest Present: Brian Hyman

I. Approve Minutes of Previous Meeting:
- **June 6, 2024, Board Meeting**
  Motion by: Andre 2nd by: Pierre Vote: Passed Unanimously

II. President's Report & Discussion Items
- Annual Meeting: Due to unavailability of the room on our original meeting date, the Annual Meeting has been moved to Wednesday, December 11.
- New Property Manager: George introduced Brian Hyman who has returned to Seacrest and is now our property manager.

III. Seacrest Report
- Brian noted the building looks to be in very good condition. He will contact a vendor to schedule inspection of the standpipes, has submitted a work order for some lights that are out, and will speak with Landscaping about the weeds.

IV. Treasurer's Report
- New Seacrest Accounting System: Joyce reviewed Seacrest's upcoming change to a new accounting system, Vantaca, and explained how it would affect upcoming owner maintenance payments beginning October 1. The Board will send an email to all owners explaining the different payment changes.

V. Committee Reports
- Maintenance/Structural Committee (Andre): Nothing to report
- Landscaping Committee (Pierre):

- Pierre discussed the possibility of bringing in the Adirondack chairs for the rest of the season following the recent tornado warning. He will check with Jerry DiLaura to work out a solution.
- Some owners have offered to donate two swings for the back of the building, one on each end along the lake. He will be exploring options.

- Building Maintenance Committee (Mike): Nothing to report
- Budget Committee (Joyce)
  - The Budget Committee finalized their recommendations to the Board for the Operation Expenses portion of the 2025 Budget which will keep the monthly maintenance fee at $440/unit/month despite an expected 25% increase in the insurance. The Reserves portion has been updated to reflect figures from the recent preliminary SIRS report and is still being reviewed but it is expected our current level of reserves funding will be adequate. The final figures will be sent to the Board for review prior to the September meeting.

VI. New Business

- Revision of Association Documents: Joyce explained the steps involved to upgrade our building documents using the newly developed Standard Document Package offered by COOCVE.

  Joyce made a motion to adopt the non-rental Standard Document Package prepared by COOCVE not to exceed the amount of $3,000.
  2nd by: Pierre
  Vote: Passed Unanimously

- Preliminary SIRS Report: The Board will meet with Property Consulting Group to review the recommendations.
- Future Roof Replacement: Andre reviewed the points made by Emerson at a recent insurance webinar and agrees we need to be proactive and prepared to replace the roof if American Coastal requires it even though it should not need it for a few more years. He will chair a committee in the fall to investigate pricing and vendors.

VII. Meeting Adjourned at 3:00 PM

Member Comments