

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved March 20, 2025

DATE: Thursday, February 13, 2025 TIME: 3:00 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:

- **January 16, 2025, Board Meeting**

Motion by: Mike 2nd by: Pierre

**Vote: Approved by all Board Members except Andre who was absent
January 16**

II. President's Report & Discussion Items

- George postponed his report on guest parking and glider swings until later in the meeting.

III. Seacrest Report: Brian Hyman

- No open work order other than for pest control.
- Lighting: Seacrest has selected a few fixtures for us to consider. Brian will send information he has tomorrow.
- Building inspections: Brian has resumed inspections in February (none done in Nov., Dec., or Jan due to Annual Meetings scheduled) and ours should be done next week. Joyce mentioned we have not had an inspection done since July when he started, and Brian said he would go back and pull the reports for us, but if he didn't find any problems they wouldn't have been sent to us. Joyce asked that we always receive the written reports regardless of whether problems are found or not, and Brian agreed.
- Trash chutes: Annual inspections of the chutes are not mandatory but can be done occasionally for preventive maintenance if problems arise with material getting stuck.
- Former dumpster area: George said we have been waiting for someone to get back to us on changing this area over to guest parking spaces but have not heard back. Brian will check site plan for parking lot boundaries and will let us know next steps.
- Palm trees: George asked why we have so many palms dying but have never been informed by the Landscape Supervisor there were problems. Brian will have John Nogrady (Ornamentals/Pest Control) call Pierre to come out to

walk property and discuss. He will also let Terry Johns know that the mowing and hedges crews are not reporting problems.

- Vantaca: Brian will call Accounting to check on why we didn't get our coupon books. Joyce will check with Lawrence at Lyons Office to get password reset info sent to Board members. Brian said he was told November and December Financial Reports are available, however, we have not received them yet.

IV. Treasurer's Report

- Joyce reported that the final end of year balance is still unavailable because we have still not received our Financial Reports for November and December from Seacrest.
- **Joyce made a motion to ratify the Board's January 27 email vote to approve payment up to \$1000 to Benson, Mucci, and Weiss for opinion on glider swings and guest parking issues.**
2nd by: Pierre
Vote: Passed Unanimously by all Board Members

V. Committee Reports

- Roof: Andre
 - He and Alain Richer have visited four other buildings, which have recently put on a new roof, and discussed the process with those Board presidents. They will be visiting two more next week. Along with Pierre and George, they have met with the roofing consultant who will be developing the specifications for our building, and those will be sent out for bids by the end of February. Several roofing companies will be coming out to inspect the roof prior to submitting their bid. He is hoping to get all bids submitted by the March meeting for discussion so we are prepared in case American Coastal requires us to replace the roof immediately.
- Landscaping: Pierre
 - Pierre gave summarized the proposal to install glider swings at the back, and Joyce provided results of the owner survey: 15 responded Yes, 17 responded No, and 6 responded No Opinion. The Board agreed they would not move forward with obtaining a membership vote since our attorney has stated it is likely a material modification, requiring 75% approval, which doesn't seem likely to pass.
 - Pierre will be setting up a meeting with Terry Johns to discuss possible replacement of the hedges along the catwalk at the front of the building.
- Building Maintenance: Mike

- A few storage rooms have prohibited items currently being stored. Joyce will send an email to all owners asking them to remove these items.
- Several trash chutes are sticking, and Mike will spray these with lubricant.

VI. Old Business

- Guest Parking: Pierre explained that despite a request last month for owners to park their second vehicles in the guest spots at the low end of the building, one owner is still using the guest spots at the high end.
- **Pierre made a motion to ask the Board attorney to draw up a Rule stating the 5 guest spots at the high end and center of the building are not to be used by owners and violators to be towed, at an estimated cost of less than \$500.**

2nd by: Joyce

Discussion: The owner currently using the guest spot requested that one or more of these spots be designated specifically for owners with second cars and that he be permitted to use one since he has a Handicap permit for his vehicle. Several Board members commented this would not be fair to other owners with second vehicles who are using the correct spots, and if he was allowed, we would need to set aside an additional 6 spots for the other owners with second cars to use. It was also brought up he could use his designated spot which is located close to his unit and use the larger guest spot parking area for his second vehicle, or he could make arrangements with other owners who don't use their parking spots.

Vote: Passed Unanimously by all Board Members

VII. New Business

- Pooled Reserves: An owner vote will be required to pool the Reserve Account balances ending December 31, 2024, to give the Board the flexibility to access all funds in the event we are required to replace the roof sooner than expected. Joyce will send a letter to owners to explain this, and the attorney will be asked to draw up the appropriate ballot materials.
- **Joyce made a motion to consult the attorney on the process for obtaining a members' vote to pool December 31, 2024, reserve account balances and to draw up the ballot materials, at an estimated cost of less than \$750.**

2nd by: George

Vote: Passed Unanimously by all Board Members

VIII. Meeting was adjourned a 3:53 PM

Member Comments