

Oakridge V Condo Association, Inc., Board Meeting Agenda

DATE: 11-20-14

TIME: 3:30 PM

Roll: Donna Ray Allen Jess Steve Julie Guest: Emerson Poort Jodi Pirowskin INGUARD Insurance

Minutes of Previous Meeting: Read or Motion by Donna to accept minutes as written.

2<sup>nd</sup> by Ray Discussion: Ray requests amendment to minutes as Seacrest has to go on accrual basis so last months treasurer's report needs to have past due on report as an asset. We will amend the minutes. All agreed to allow amended information and approve next month. Action: Passed  Failed  Abstentions (uncounted)

Treasurer's Report Year to Date: Passed due Unit fees \$3,493 plus Operating Acct \$35,630 Reserves \$166,344 Petty Cash \$1000 Total Assets: \$206,466

Current Liabilities: \$1,617 Reserves: \$166,344 Income & Equity: \$38,506 Total Liabilities & Equity \$206,466

TOTAL Income: \$108,427 Total Expenses: \$71,769 Net Income/Losses: \$36,658

Other: At this point we have Operating excess of \$13,000 because of \$9,000 insurance reduction to what we thought it was going to be as Citizens went down a little rather than typical increase. We have parking road due to be done that we need to save for so this money will help us.

Correspondence:

N/A

President's report:

Emerson Poort: We are less a bit from last year. \$28,772.76. Citizens went down about \$700 from last year. However Citizens for first time audited their files and included 4 CVE associations in re-evaluating the buildings values and evaluation went from \$6 mil to \$8 mil. It has never happened before but may happen again.

Candidates for Board: Steve, Jess, Allen, Caryl and Julie. We have 2 positions to appoint should Board choose to do so. Julie and Donna are COOCVE Directors. We need 2 alternates.

Pest Control to be done for the building on Tuesday, Jan. 27<sup>th</sup> starting at 9 AM. There will be 3 techs. Anyone not home to open their door can call Seacrest to set appointment as they wish. Sign is up on bulletin Board.

Expect Rear wall 4 panels to be stated within two weeks per Jeff's email.

Unit 1011-water pipe servicing his unit broke. Not an association issue.

Unit 1102 is receiving letter from Paul regarding breaking our rules on PERMIT requirements, and work being done outside of the unit. She will be charged for any clean up or damages.

Call Paul for everything. He will handle all unit owner and contractor issues. No more confrontations. He will send written follow up to Board as need. Can give unit owner his number if appropriate.

Select tree replacement. Selection and Prices. Will be raised under New Business.

Old Business: NA

New Business: New Wind Mitigation Report needed.

Motion by Ray to purchase wind mitigation report not to exceed \$350 prior to March 2015.

2<sup>nd</sup> by Julie

Discussion:

Action: Passed  Failed  Abstentions (uncounted)

Motion by Ray to purchase Silver Bismark Palm for \$825 as tree replacement cost not to exceed total \$1000, including install \$25, staking \$50, 50/50 topsoil \$20.

2<sup>nd</sup> by Allen

Discussion:

Action: Passed  Failed  Abstentions (uncounted)

Motion by Donna to stop all legal action at this time regarding collections/lien actions against 3108.

2<sup>nd</sup> by Allen

Discussion: Jess wanted more clarification. Steve wanted to know about buying it and we discussed the cost and not feasible.

Action: Passed  Failed  Abstentions (uncounted)

Good & Welfare: Steve wants to change spots with Gerda. No problem. He makes individual arrangement with Gerda. Nothing to do with association.

Adjourned at: 5:25 PM