

# Oakridge V Condo Association, Inc. Annual Meeting Minutes

Submitted by Joyce Wirch

**DATE: Friday, Dec.16, 2022      TIME: 9:30 AM      LOCATION: Clubhouse GP-A & Zoom**

**Board Present:** Mike Konowitz, Andre Nobert (on Zoom), Pierre Roy, George Smalls, Joyce Wirch  
**Seacrest Present:** Valerie McColgin

- I. Approve Minutes of Previous Meeting: November 21, 2022  
**Motion by: Pierre                      2nd by: Mike                      Vote: Passed Unanimously**
  
- II. Certification of Proxies  
Val announced there were 14 proxies submitted for owners not able to attend and 20 owners present in person and on Zoom. 29 were needed, and quorum was established.
  
- III. Proof of Meeting Notice  
Val presented 2<sup>nd</sup> Notice of Meeting affidavit (attached).
  
- IV. Treasurer's Report  
October Financial Report is posted on website. November Report will not be available until December 21.  
  
**Joyce made a motion to approve the additional cost of \$572, for installation of concrete stepping stones behind each unit, to the previously approved rock edging proposal.**  
**2<sup>nd</sup> by: Pierre**  
**Vote: Passed Unanimously**
  
- V. President's Report & Discussion Items
  - Valerie McColgin was introduced as our new property manager.
  - George introduced new owners in 2022: 3107, 2106, 2101, 1105, 1107
  - Budget Issues Affecting the Association:  
Pierre reported information regarding increases to the maintenance fee and status of the building reserves in English and French.
  
- VI. Seacrest Report
  - Open Work Orders – none reported
  - Pending Building Issues
    - Elevator certificate – updated certificate is now posted in the elevator
    - Repair of cracked drain pipes (back of building 1101-1102, 1109-1110) – A to Z Plumbing would not honor quote because costs have gone up. Seacrest (Joe Menchi) will send us a quote for them to do the work.
  - Catwalk proposal – Val is still trying to get Dino (All Pro Painting) to return her calls.
  
- VII. Committee Reports
  - Maintenance/Structural Committee
    - Andre will coordinate A/C cleanout with Seacrest after Jan 7
    - CL Burks has skeleton staff due to most of company working on Ian recovery efforts. They will schedule our 2<sup>nd</sup> maintenance inspection in January.

- Landscaping Committee
  - Rock edging along the back has been completed.
  - Plans for adding landscaping in the back are on hold due to financial concerns.
- Building Maintenance
  - Mike will be doing another building inspection of maintenance issues after the holidays.
  - Joyce reported receiving several owner comments that the storage room on 1<sup>st</sup> floor high end has too many bicycles stored in there, and owners are having trouble accessing their storage lockers. Board decided to have a cleanup day on Saturday, Jan. 21, to clean out all the storage rooms of any items that shouldn't be stored in them as well as any bicycles that are not tagged with unit number and name. If the room is still crowded after that, further discussion will be held.

Member Comments: Questions, comments, and suggestions from participating unit owners were noted and responded to while the ballots were being counted.

VIII. Election - Naming of Board Members - Val reported the 2022 Board members were re-elected to the 2023 Board as receiving the top 5 votes:

- Mike Konowitz
- Andre Nobert
- Pierre Roy
- George Smalls
- Joyce Wirch

IX. New Business - None

X. COOCVE Election and Appointees:

1<sup>st</sup> Director: Joyce Wirch

2<sup>nd</sup> Director: Allen Warmbrand

3<sup>rd</sup> Director: Joel Gold

Alternate: Michael Konowitz

Meeting was adjourned at 10:53 AM.

The Organizational Meeting was held immediately following the Annual Meeting for the Board to vote for officers.