

Oakridge V Condo Association, Inc., Board Meeting

Minutes submitted by: Joyce Wirch

DATE: November 16, 2021 TIME: 2:00 PM LOCATION: Zoom Meeting

Board Present: Mike Konowitz, Jaime Morice, Andre Nobert, Pierre Roy, Joyce Wirch

Absent: Frank Keenan, George Smalls

Seacrest - Absent: Gloria Fuentes, Jacqueline Pugh

Approve Minutes of Previous Meeting(s): 10/28/21 Board Meeting

Motion by: Mike

2nd by: Andre

Vote: Passed Unanimously

Treasurer's Report - Financial Report ending October 31, 2021, was not received by the time of the meeting. It will be posted on the Association website when received.

2022 Insurance Presentation – Emerson Poort, INGUARD Insurance

Emerson presented the quotation for the 2022 insurance coverage. Only one option is available this year. Coverage remains the same as last year with the exception that now there is a 3% Hurricane Deductible. Questions were asked and answered, and the Board voted to approve the proposal.

Motion was made by Jaime to accept the insurance coverage proposal as presented by Emerson Poort with a premium of \$44,123.10.

2nd by: Andre

Vote: Passed Unanimously

Motion was made by Mike to allow Joyce to sign the insurance documents on behalf of the Board.

2nd by Jaime

Vote: Passed Unanimously

President' Report & Discussion Items

- A. Intent to Run Forms – Pierre reminded all Board members as well as any owners viewing the meeting that if they wanted to run for a position on the Board for 2022, the deadline to submit the forms is Thursday, November 18 by end of day. Since the deadline is very close, it is advisable to email the form or drop it off to Gloria in the Seacrest office on Lyons Road.
- B. Annual Meeting – Pierre reminded everyone the date of the Annual Meeting was changed at the October meeting and will be held Tuesday, December 28, 2021, at 10:00 AM. This year we will be having an in-person meeting at the Clubhouse, Room GP-A, with breakfast refreshments in addition to our regular Zoom meeting.

Seacrest Report

- A. Open: Old Work Orders – Gloria was not available to attend the meeting so the Board did not receive an update on the status of the closet leaks (1108-1109-1110), chipped stairs, and painting of front catwalk. Previous emails from Gloria have stated she has

been unable to get contractors to return her calls and that it is very difficult to get contractors to come out to do inspections.

- Andre volunteered to contact Carlos to schedule an inspection of the back of the building and will discuss the water leak problem with him.
- Andre has looked at the damaged flashing above 4109 and feels there may be more of an issue than just the flashing. He suggests calling CL Burks to have them look at it.

Motion was made by Mike to have CL Burks repair the roof and flashing, if not covered by warranty, at a cost not to exceed \$1000.

2nd by: Joyce

Vote: Passed Unanimously

Andre will arrange for CL Burks to come out to inspect and repair.

- We still have not received a proposal from Joe to dig out the grass which is blocking the A/C drainage lines so that will be tabled until that is received or we have an estimate of how much money is remaining in Operating Expenses to decide on installation of the rock border at the back of the building.
- The Board discussed concerns with the manner in which the building is being managed, and he and Joyce will plan to meet with Jacqueline Pugh after the Thanksgiving holiday.

- B.** Open: New Work Orders – 4 work orders were submitted since the last report of 10/26. All have been completed, although it was noted that none had been closed on the report.

New Business

- A.** Cleaning of Building – Robert Tanguay mentioned he recently arrived at the building and was very disturbed at the condition. He stated he has never seen it as dirty as it now is and said he spoke with Gloria at her office. She said our contract allows for a pressure cleaning once a year with hosing once a month. She also said she visits the building once a month and had not noticed a problem but will follow up with the janitorial department. Joyce will email her and ask her to be sure to follow up with this and let us know what steps will be taken to get the building back in shape. This will also be brought up at the meeting with Jacqueline Pugh if nothing has improved by then.
- B.** Recreation Committee – Line Hammond discussed a proposal to add 2 glider swings: one to be installed on an extension to the BBQ patio and one possibly on the lower number end of the building at the back. She is getting estimates for the swings and installation and will provide the Board with a detailed proposal. Since the amount of money in Operating Expenses is unknown, the Board all agreed to wait for the proposal and the estimated end of year balance, and then proceed as quickly as possible to assess whether this could be done. A special meeting of the Board will be called if necessary.

Meeting Adjourned – Mike made a motion to adjourn the meeting at 3:35 PM, Jaime seconded, and it was passed unanimously.

Member Comments: Suggestions and questions by participating unit owners were noted and responded to.