

Oakridge V Condo Association, Inc. Board Meeting Minutes

Submitted by Joyce Wirch

DATE: Thursday, January 19, 2023 TIME: 2:00 PM LOCATION: Zoom

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

Seacrest Present: Valerie McColgin

I. Approve Minutes of Previous Meeting: December 16, 2022
Motion by: Mike 2nd by: Andre Vote: Passed Unanimously

II. Treasurer's Report

- December Financial Report will not be available until January 20.
- CD at 4.70% being investigated was not available for condos so CD has not been purchased yet.
- Joyce discussed use of petty cash account at Optimum Bank.

Joyce made a motion to close Optimum Petty Cash Account and move the funds to the Valley Operating Expense Account.

**2nd by: Mike
Vote: Passed Unanimously**

III. President's Report & Discussion Items

- 2023 Meeting Dates: The Annual Meeting will be moved to Thursday, December 14, at 10:00 AM if the Clubhouse Room is available. All other dates for the year are approved.
- Cleanup Day: Removal of items improperly stored in the locker storage areas will be scheduled for Tuesday, February 21, so bulk items can be picked up Wednesday. Owners will be notified and volunteers requested.
- Insurance Increase: George explained the recent increase to the 2023 insurance premium (\$22,472) due to the increased building valuation following our recent 3-year appraisal. Since we used most of our excess operating funds to pay the premium in November, we do not have enough funds to cover the new increase and will require a special assessment in the amount of \$400/unit.

Joyce made a motion to hold a Special Assessment Meeting on Friday, February 17, at 2:00 PM prior to the Board Meeting scheduled that day. A vote will be held to assess all units \$400, to be payable in one payment of \$400 or two payments of \$200 each due April 1 and May 1.

**2nd by: Pierre
Vote: Passed Unanimously**

IV. Seacrest Report

- Open Work Orders – not reported
- Pending Building Issues
 - Catwalk proposal – No update, Dino has not responded to Val's phone calls or texts. She will speak with Jacqueline for further suggestions.

- Repair of cracked drain pipes - back of building (1101-1102, 1109-1110): Seacrest has submitted a proposal to repair both drain pipes for \$440. No vote taken since this was already approved by Board at July 2, 2022 meeting for repair by A to Z Plumbing. Proposal will be approved and work will be scheduled.
- Blocked drain pipe – back of bldg. (1113-1114): Val will arrange for a vendor to come out to check cause of blockage
- Laundry room drain – 1st floor high end: Val will get proposal from Seacrest.

V. Committee Reports

- Maintenance/Structural Committee: Andre reported repairs have been completed to fix water damage to unit 1108. Turn off water valves at the back of the building have been tagged with permanent metal tags. George thanked Andre and Robert Wagner for their work in getting this done.
- Landscaping Committee: Pavers still need to be replaced in the rock edging behind 1108. The committee will begin working to clean up and fertilize bushes, hedges, and plants. Volunteers are requested.
- Building Maintenance Committee: Mike reported several lights are out in storage rooms and work orders will be placed. He will also be checking all the trash chutes.

VI. New Business

- Future meetings - Zoom/In Person: Trying to use Zoom in addition to an In Person meeting didn't work for the December Annual Meeting. Mike will investigate any options CenClub can offer. Board decided to continue Zoom meetings for all future meetings except the Annual Meeting. Joyce will help owners learn to use Zoom.

VII. Meeting Adjourned at 2:47 PM.

Member Comments