

OAKRIDGE V CONDOMINIUM ASSOCIATION, INC.

Minutes of BOARD MEETING

Date: FRIDAY' April 12, 2019

Time: 3:30 PM

Place: Club House, Room GP F

1. President, David Barbieri called the meeting to order.
2. Role: David Barbieri, Jaime Morice, Robert Tanguay, Pierre Roy, Julius Kesselman, Michael Konowitz, Steve Schwartz were all present.
3. Motion by Dave Barbieri to approve the minutes of Board Meetings held Feb 8, March 8, March 15 and April 11, 2019. Seconded by Jaime Morice, All in favor.
4. Jaime M. presented the Financial Report (you all have a copy). Robert T. asked why the report indicates Total Current Assets \$ 76,644. Because when totalling all five items under Current Assets, total should read \$ 634,167. Jaime will look into this and advise.
5. David B. made some comments to the effect that the Board should work together as a team with every one contributing.
6. Building Light Upgrade. A motion by Robert T. to accept Master Management proposal to replace the five fixtures that we have on the five towers in front of our building and to replace forever the fixtures and bulbs when they burn or when they are defective. Seconded by Pierre R. All in favor. Passed X. Robert T. will send an email to Vallen Smikle to the effect that we accepted their offer. David will fill up the contract, signet and return it to Master Management.
7. Roofing Problem and Proposal. We first heard comments from André Nobert, Engineer who has been involved on this project. Motion by Jaime M. to accept Best Roofing's Proposal not to exceed \$ 6,500. to execute corrective work, as described in their proposal, to eliminate the water that does not evacuate. Seconded by Pierre R. 6 voted yes, 1 abstention Passed X. Before giving the contract to Best Roofing, Renata must obtain a letter to the effect that the work that they will perform comply with Johns Manville procedure and will not affect the existing roof warranty that the Association has from Johns Manville.
8. Stucco Repair, back wall. We received an email yesterday from Robert Kirchgessner, Architect/Engineer to the effect that the scope of work will be ready next week. Upon receipt, Deleon Construction will proceed with the permit application and will start the work as soon as the permit is issued.

9. Unit 4114 Even if Paul Davis says that all the work is done, we should confirm what we are being told. Everything is based on the "Scope of Work". We need a confirmation from the Inspector that we can leave the permits open for the next phase of the repair by the owner. Renata will follow up if the City of Deerfield Beach and advise us. The permit is for the Association, not for the Unit Owner. We believe that no final inspection has been done yet.
10. Power Surge Protector. David B. questioned Renata concerning two invoices received for \$270. She explained that one was the deposit and the other one once the work is done.
Renata will find out if this will satisfy FPL (Florida Power Light) recommendation.
11. The lighting fixture that had been removed by Lars Electric has been reinstalled and is functioning properly.
12. Claim for Unit 4109. Upon our request, the adjuster revisited this claim. Inguard, our insurance broker advised us that the estimate of the repair work for which the Association is responsible for was \$ 936.73 and since our deductible is \$ 1,000. Our insurance will not be in a position to issue payment on this claim. Discussion took place.
Motion by David B. To the effect that the Association take responsibility and pay an amount not to exceed \$ 936.73 to repair ceiling in both bathrooms.
Seconded by Pierre R. All in favor, Passed X
13. Claim Unit 2112. Mold quotation has been approved yesterday by the Board. Inspection is scheduled for Monday morning April 15 at 10:00 am
14. Robert T. remembered to the Board that we should think of which document we would like to revise first. There is a lot of work involved and we need to start soon if we want to accomplish some progress.
15. Steve S. proposed to adjourn the meeting. All in favor. Passed X

Next Board Meeting, May 3rd