

Oakridge V Condo Association, Inc. Board Meeting

Minutes submitted by: Joyce Wirch

DATE: Friday, Feb. 18, 2022 TIME: 1:00 PM LOCATION: Clubhouse GP-E / Zoom

Board Present: Line Gelineau, Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, Robert Tanguay, Joyce Wirch

Seacrest: Anthony Serrone

I. Approve Minutes of Previous Meeting: February 3, 2022

Motion by: Mike 2nd by: Andre Vote: Passed Unanimously

II. Treasurer's Report – January report is not available yet. It will be posted to the website when available

III. President's Report & Discussion Items

A. Meeting Discussion - George mentioned Board guidelines regarding owner participation during the meeting.

B. Committee Organization

Roofing and Budget Committees have concluded their projects. George suggested the following new committees. Board members who volunteered to chair the committees are noted. George will send an email to all owners asking for volunteers and will appoint everyone who responds.

- Building/Structural Committee (chaired by Andre)
- Building/Maintenance Committee (chaired by Mike)
- Landscaping Committee (chaired by Line)
- Patio/Recreation/Social Committee (chaired by Pierre)

Motion was made by Mike to establish four new committees to include owner volunteers: Building/Structural Committee, Building/Maintenance Committee, Landscaping Committee, and Patio/Social/Recreation Committee.

2nd by: Pierre

Vote: Passed (Yes- Mike, Andre, Pierre, George, Joyce / No- Line, Robert)

C. Repair of Roof Flashing (Andre)

Andre presented a quote in the amount of \$2,955 to repair the roof flashing and vertical joints in the flashing. Stack 9/10 has been fixed, and this will help with dripping onto windows in stacks 8 & 11. Some dripping may still occur due to slight pooling of water. Line asked if this was covered by the

maintenance agreement, and Andre answered it isn't but the quote was reduced because of this work being done.

Motion was made by Mike to approve the quote in the amount of \$2,955 by C.L. Burks to repair the roof flashing.

2nd by: Pierre

Vote: Passed Unanimously

D. Repair of A/C Drainage (Andre)

Grass under three A/C drain lines need to be dug out and eight need to be cleaned. The rest do not need to be done. If the rock border proposed by the Landscaping Committee is installed, this will be taken care of as part of the job. If the border is not installed, he suggests digging a 1'x1' square out of the soil and surrounding it with edging material and filled with drain rock. He feels this should be completed before summer and the rainy season.

E. Sprinkler Test Update (Andre)

Andre was with Master Management when they performed a sprinkler test on the back. Two sprinkler heads were defective and replaced, one outside 1108 needs to be adjusted. Sprinklers are adequate to cover all landscaping in the back.

F. Repair & Seal Catwalks-2nd Proposal (Robert)

Robert reported meetings with All Pro and two alternate companies had been unproductive. He and Andre Robert recommend having the pressure cleaning with scrubbing done now by Seacrest rather than wait for the catwalk repair and resealing job to be done. Anthony will schedule and check to see if we used our 2021 cleaning, and if not, to see if we can transfer it forward.

Motion was made by Robert to postpone All Pro's repairing and resealing of the catwalks until we can get additional quotes and proceed with having Seacrest power wash and scrub the building per our contract.

2nd by: Pierre

Vote: Passed Unanimously

G. Update on Back Wall (Robert)

Robert's draft of a letter for the attorney along with the Feb. 8 letter from DeLeon will be sent to attorney Abelow by Anthony. Robert also gave a copy of the architect's final inspection report (March 2020) to Anthony.

IV. Seacrest Report

- Power washing
- Conduit repair: Anthony will get quote from Excel Electric
- Anthony will prepare letter to owner responsible for oil in parking lot and will

email to Board for review.

- Elevator certificate: Broward County website shows our certificate as last being done in 2019. Joyce will send Anthony copies of paid invoices and receipts.
- Andre asked whether repairing 1108 wall was the Association's responsibility. Anthony said it was but would recommend waiting to repair until the notification letter has been received by 2108.

V. Budget Report (Line)

Line explained additional items that are likely to be needed in operating expenses. Discussion ensued regarding minimum amount to be retained before spending on new projects and decision was tabled.

VI. Landscaping Report (Line)

Motion was made by Line to approve the Seacrest proposal of \$350 to remove the diseased double palm tree at the front of the building.

2nd by: Robert

Vote: Passed

Yes-Robert, Line, Andre, Pierre / No-Joyce, Mike, George

Line withdrew the proposals for plants and installation of the rock border at the back of the building until the new committee is formed.

VII. New Business

- Mike reported that some of the trash chute doors seem to be failing. He will know better after he lubricates the doors.
- Robert would like the Board to discuss the standards that should be put into the Renovation Guidelines. George asked him to present his recommendations for the Board to consider.

VIII. Meeting Adjourned at 3:00 PM

Member Comments