

# Oakridge V Condo Association, Inc. Board Meeting

Minutes submitted by Joyce Wirch

**DATE: Thursday, June 2, 2022**

**TIME: 3:00 PM**

**LOCATION: Zoom**

**Present:** Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, Joyce Wirch, Anthony Serrone (Seacrest)

- I. Approve Minutes of Previous Meeting: May 6, 2022  
**Motion by: Pierre 2nd by: Mike Vote: Passed Unanimously**
- II. Treasurer's Report – May 31 Financial Report will be posted to website when received June 20.
  - Collections – No update available on status of pending account turned over to attorney.
- III. President's Report & Discussion Items
  - A. Establish Committees: Budget and Renovations
    - Budget: George appointed Joyce, Pierre, and Robert Tanguay (unit owner) to serve on the 2022 Budget Committee. Anthony will assist as needed.
    - Renovations: No owners volunteered to participate. Joyce will update past guidelines, with Mike's help, and submit to Board for approval. Andre will review requests made by owners for changes to their units.
  - B. Signature Change for Optimum Bank  
**Motion was made by Mike to remove Jaime Morice and add Joyce as signer on the Optimum Bank Account.**  
**2nd by: Pierre**  
**Vote: Passed Unanimously**
  - C. 2108 Patio Windows / 1108 Repairs  
Andre reported 1108 experienced more water damage due to recent heavy rains. Board consensus is this is an issue between two owners and the Board should not be involved in any repair work. Anthony will set up a meeting with George and Andre to advise on our responsibilities.
  - D. Parking Lot – Oil Issue  
Owner has had oil spots patched and has replaced car causing the damage. The repaired portion is now black but should fade with time, and the problem is resolved for now.
  - E. A/C Drain Cleanouts  
George reported owner in 4113 says her maintenance company claims the building line is blocked and causing A/C to leak although he told her we had

it cleaned out in April. Board consensus is to have that A/C drain line cleaned again if a company can be found that will do it from the roof. Anthony will get a quote from Coastal Plumbing, and a special meeting can be called when received.

#### IV. Seacrest Report

##### A. Open Work Orders

- a. Pest Control – Spraying of Storage Rooms: Anthony will submit a work order for this to be done every month.
- b. Pest Control – Hole Behind 1113: Hole has been filled with rocks and nothing has moved them; probable cause is water erosion.
- c. Croton Removal: This is scheduled to be done next week.
- d. Cracked Downspout Elbow – back of 1101-1102: A to Z Plumbing will be out June 3 to give a quote.

B. DeLeon Construction / Back Wall: Anthony spoke with Carlos Leon who doesn't want to come back out to inspect the remaining portions of the building. Board consensus is to table this until the fall when more Board members have returned to the building.

##### C. Painting Rusted Areas / Seal Catwalks:

- Work order has been done for Joe to try to clean the rust stains on the main tower.
- All Pro Painting will come Wednesday for a preliminary walk through to assess what needs to be done on catwalks.
- Anthony will fill in the holes on the top portion of the low number stairway wall, and will have Joe remove loose paint and pocket holding water at top of stairs near 4102 and look at expansion joint for possible issue.

D. Trash Chute Repairs: Southern Chute was out May 9 and repaired the trash chutes on 3<sup>rd</sup> and 4<sup>th</sup> floors that were cited by Broward County fire inspector.

E. Termite Reimbursement / Catwalk Damage – Anthony will discuss with Jacqueline. Joyce will ask owner for photos of catwalk prior to his furniture move.

#### V. Committee Reports

- A. Maintenance/Structural Committee (Andre) – Nothing to report
- B. Landscaping Committee (Pierre) – Nothing to report

#### VII. Meeting adjourned at 4:25 PM.

Member Comments