

# Oakridge V Condo Association, Inc., Board Meeting

Minutes submitted by: Joyce Wirch

**DATE: August 26, 2021    TIME: 3:00 PM    LOCATION: Zoom Meeting**

**Board Present:** Mike Konowitz, Jaime Morice, Andre Norbert, George Smalls, Joyce Wirch  
**Seacrest:** Gloria Fuentes    **Absent:** Frank Keenan, Pierre Roy, Jacqueline Pugh

**Approve Minutes of Previous Meeting:** 5-27-21 Board Meeting

**Motion by: Mike                      2<sup>nd</sup> by: Jaime                      Vote: Passed**

## **Treasurer's Report** - as of 7/31/21

### **Current Assets:**

Operating Cash:            \$ 57,675  
Petty Cash:                 \$ 1,980  
Reserves:                  \$212,598  
Other Assets:              \$ 16,623  
Total Assets:               \$288,876

### **Current Liabilities:**

Reserves:                  \$ 4,266  
Owner's Equity:            \$212,598  
Total Liability &  
Owners' Equity:            \$ 72,012  
\$288,876

**Income:**                    \$ 92,543

**Expenses:**                 \$ 83,732

**Net Income (Loss):**      \$ 8,811

## **President's Report & Discussion Items:**

1. Discussion of President position: George announced he needs to step down as President for personal reasons. Since no one else on the Board volunteered to fill the position, he agreed to continue as long as he was able.
2. Proposal for A/C drain lines to be extended: A proposal from Seacrest to extend the a/c drainage lines out 3-4' away from the building was discussed. Since residents on the first floor are hoping to get unit owner approval to permit patios, and this would affect the extension of the drain lines, it was agreed to table this proposal until a future date.
3. Reschedule September 23 meeting to September 30: as requested by Gloria  
**Motion by: Mike                      2<sup>nd</sup> by: George                      Vote: Passed**

## **Seacrest Report:**

1. WO #99005 outstanding – 5/11/21: Repair to front sidewalk/catwalk  
Contractor came out and filled hole but surface paint still needs to be done. Gloria will get a proposal and will schedule as soon as possible. The Board agreed to wait on having all the catwalks resealed until we assess next year's budget.
2. Proposal for External Rodent Service (3/10/21):  
John never received the signed proposal to begin the monitoring. Joyce will send approval to Gloria.
3. Proposal for regular maintenance of A/C drain lines:  
Gloria will send a proposal to do the cleaning twice a year (April/May and October/November) with an automatic yearly renewal. Cost will be \$504/year (\$252 per cleaning)  
**Motion by: Joyce                      2<sup>nd</sup> by: Jaime                      Vote: Passed**

4. Elevator contract:

Gloria obtained a quote from United to maintain the elevators for \$100/month. This will include no extra charge for emergency calls on the weekends and allows for contract to be cancelled with 30 days notice. Our next renewal date with Coastal is 11/1/21, and we will need to cancel by 10/1/21 if we are going to switch to United. Gloria will confirm with United to be sure they have the parts in stock for our elevator, and the vote was tabled until the September 30 meeting.

**Budget Committee Report:**

Robert Tanguay presented the Committee's draft for Board consideration. Increases for insurance and roof replacement reserves require an estimated increase in maintenance fees paid by unit owners to \$250/month, an increase of \$17/month. Committee will meet one more time prior to submitting the proposed budget at the September 30 meeting. Board will review at that time and approve for Seacrest to proceed with Budget Meeting mailing for October 28.

**Patio Committee Report:**

David Barbieri presented proposals for adding benches to the back of the building as well as to allow 1<sup>st</sup> floor unit owners to add patios to the back of their units.

**Old Business:** N/A

**Meeting Adjourned:** 4:35 PM

**Member Comments:** Suggestions and questions noted and responded to.