

Oakridge V Condo Association, Inc., Board Meeting Agenda

DATE: 04-07-2016

TIME: 3 PM

Roll : Donna Allen Ray Jess Julie Steve Yvon arrived 3:30 PM.

Minutes of Previous Meeting: Motion by Jess to accept as written.

2nd by Steve Discussion: Action: Passed ☒ Failed ☐ Abstentions (uncounted)

Treasurer's Report Year to Date: No report due to early date. Report will be next month.

Correspondence: NA

Presentation by First Service Property Management:

Zuzanna Bickel: Marketing

John Corners: VP Area

Marc Rice: Landscaping

Can't come in unless 850 units contracted.. So far said approx. 650 committed.

Q&A: All members questions addressed, Donna requested turnover report of PM's.

Expected by Friday April 15th.

Overall well received.

Concerns Can one PM handle 850-1000 units

Do not file association taxes

President's report:

Discussion planned on ideas for property improvements cancelled given water intrusion issues until further notice.

Status on water intrusion issues. Frank Losada voted as construction consultant at \$75 per hour. Given emergency, Board asked to vote by email on April 1st and unanimously approved Frank and to expend up to \$2,000 before needing to come back requesting more. Votes attached to minutes.

Units 1101, 2101 currently damaged, So far 3101, 4101 appear dry. Frank will provide outline of steps next week. Plan to start with roof investigation as requested by engineer and will cut 2 ft out at ceiling area of 4101 to see possible roof issues. Carry contacted Johns Manville and approved roofer coming out soon.

Engineer and Paradigm both met with Frank on site Wednesday. Association insurance adjusters from Lloyds and Citizens came as well as adjusters for 1102 and 2102.

Seacrest continues to be problem. Most issues relate to no coordination by or with PM and PM's lack of understanding of communication needs and expectations. Diana Evans, VP assigned to CVE as of Jan and new Sr PM Linda Lopes aware. Diana is assigning Linda to our account starting Mon. April 11th. Officers will have preliminary meeting with them on Thursday April 14th to discuss issues and expectation. Most immediate need for Linda is to take over most coordination and communication regarding water intrusion problem.

Old Business: None

New Business: None

Member Comments: None

Good & Welfare: None

Adjourned at: 4:50 PM