

# Oakridge V Condo Association, Inc.

## BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved August 15, 2024

**DATE: Thursday, June 6, 2024      TIME: 2:00 PM      LOCATION: Zoom**

**Board Present:** Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls,  
Joyce Wirch

### I. Approve Minutes of Previous Meeting:

- **April 18, 2024, Board Meeting**

**Motion by: Pierre      2nd by: George      Vote: Passed Unanimously**

### II. President's Report & Discussion Items

- George announced the Board voted by email to proceed with wrapping the a/c refrigerant lines as discussed at the April 18 meeting.
- George established the 2024 Budget Committee to prepare a draft of the 2025 budget. Volunteers are: Pierre Roy, George Smalls, Morrie Weinberg, and Joyce Wirch. An email will be sent to owners asking for additional volunteers.

### III. Treasurer's Report

- Ratify Vote to Insulate Roof A/C Lines

**Joyce made a motion to ratify the Board's email vote to pay an a/c technician \$400 to wrap the refrigerant lines with the insulation previously provided by FPL.**

**2nd by: Mike**

**Vote: Passed Unanimously**

- May Financial Report will be posted to the website as soon as it is available on the 20<sup>th</sup> or 21<sup>st</sup>.
- SIRS report: James Hanskat of Property Consulting Group performed the visual inspection portion of the SIRS report on May 24. He will send a preliminary report within the next month.

#### IV. Committee Reports

- Maintenance/Structural Committee (Andre):
  - Trash chutes: The two malfunctioning trash chutes have been repaired by Southern Chute.
  - Dumpster doors: These have been permanent repaired.
  - Power washing of catwalks: Seacrest performed our 2023 pressure cleaning. This was delayed until after the stucco repairs had been made.
- Landscaping Committee (Pierre):
  - Pierre met with volunteers from the building who will be responsible for bringing in the Adirondack chairs from the back of the building in the event of a hurricane. Volunteers are: Jerry DiLaura, Ozzie Rosado, Ron Alvarez, Maryann Alvarez, David Barbieri, and Lulu Cantor Barbieri.
- Building Maintenance Committee (Mike): No report

#### V. Meeting Adjourned at 2:15 PM.

##### Member Comments