Oakridge V Condo Association, Inc.

ANNUAL MEETING MINUTES

Submitted by Joyce Wirch
Board Approved January 16, 2025

DATE / TIME: Wednesday, December 11, 2024 - 10:00 AM
LOCATION: Clubhouse GP-A & Zoom

Board Present: Mike Konowitz, Andre Nobert (on Zoom), Pierre Roy, George Smalls, Joyce Wirch
Seacrest Present: Brian Hyman

I. Certification of Proxies
- Brian reported we had a total of only 24 attendees and proxies so we did not have a quorum to conduct business at the meeting. The Board continued with announcements only.

II. Proof of Meeting Notice
- Provided by Brian

III. President's Report & Discussion Items – Pierre gave the report with a translation for the French Canadian owners.
- New Owners 2024: Kevin & Rosa Rodriguez (2112)
- 2024 Overview:
  - Insurance Premium: Our 2025 premium of $105,975 was much lower than we had budgeted ($145,907), and we will be ending the year in a good financial position. Final figures will be available once we receive our end of year financial reports from Seacrest.
  - SIRS Report: We will be receiving the final version of our state-mandated Structural Integrity Reserve Study (SIRS) before the end of the month. Preliminary figures show that our current reserves meet the required amounts identified in the report.
  - Landscaping: New trees were planted in the front, volunteers assisted in fertilizing all plantings, and six Adirondack chairs were purchased and placed at the back of the building along the water.
- 2025 Plans:
  - Roof: A Roofing Committee was formed to investigate options for replacing our roof. Although our current roof is in good condition, our insurance provider can require us to replace it, or deny coverage, with only 30 days notice. In order to be prepared if this should happen, we

have hired a roofing consultant to assist us with determining our needs, outlining the scope of the project, soliciting bids, and assisting with determining the appropriate vendor when we need to do the replacement.

- Swings: The Board is planning to place two glider swings at the back of the building along the water for use by all owners since several owners have expressed an interest in this. Several individuals have volunteered to pay the purchase price for one of the swings and additional owners will be asked to contribute to the purchase of a second swing so there could be one at each end of the property. The Association would cover the costs for installing the bases and having the swings staked down.

IV. Treasurer's Report: Nothing additional to the previous discussion

V. Landscaping Committee Report: Nothing additional to the previous discussion

VI. New Business: No new business was discussed.

VII. Election of Board and COOCVE Directors:

- No election was needed as the only Intent to Run forms submitted were from the current Board Members. The five 2024 Board Members will remain for 2025: Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls, and Joyce Wirch. An Organizational Meeting will be held by the 2025 Board following this meeting to elect its officers.
- No election was needed for COOCVE Directors since the only three volunteers were Michael Konowitz, Allen Warmbrand, and Joyce Wirch.
- George encouraged all owners to participate by volunteering to serve on the Board.

Adjourn Meeting: Meeting was adjourned at 10:41 AM.

Member Comments/Questions/Discussion

AN ORGANIZATIONAL MEETING OF THE BOARD WAS HELD FOLLOWING THIS MEETING.