

**Oakridge V Condo Association, Inc.**  
**MARCH BOARD MEETING MINUTES**

Submitted by Maryann Alvarez

Board Approved April 16, 2026

**DATE: Thursday, March 19, 2026, TIME: 4:00 PM LOCATION: Zoom**

**Board Present:** Steven Reich, Pierre Roy, Morrie Weinberg, Ricky Hull, Andre Nobert, Michael Konowitz.

**Seacrest Representative Present:** Brian Hyman, Property Manager

I. President's Report & Discussion Items:

- Approval of previous Board Meeting minutes:
  - Motion to approve February meeting minutes.
  - Seconded by Andre.
  - Voted on and accepted.
  - No further comments or additions.
- Elevator repaired on 3/18/26
  - Repaired on 3/18/26
  - Original installation company no longer in business.
  - Major repairs have been retrofitted.
  - More info about maintaining and upgrading.
  - New code as of 2028 that will require inside upgrade to add camera.
  - A revamp of the internal panel may be required.
  - Opportunity to continue working with United Elevator.
  - Brian Hyman to get three quotes.
  - Timeline TBD.
  - There is funding in the Reserves for elevator project.
- Meirs Fire Alarm
  - Upgrade alarms to connect to EMS.
  - Install approximately \$500, with monthly service \$65 cost.
  - Tabled to vote on at a later date.

## II. Seacrest Report: Brian Hyman

- Q1 building report to be completed
  - Pressure washing requested for 1<sup>st</sup> week in April, including patio.
  - Additional property inspection 3<sup>rd</sup> week of March for Q1 inspection.
  - Three quotes for Elevator added to be done.

## III. Treasures Report: Morrie Weinberg

- Everything is tracking on budget per February 28<sup>th</sup> Seacrest report.
- Significant items:
  - Roofing payouts @ \$175K to date.
    - Monies are tracking per contract.
  - Backwall project \$5K deposit, balance paid upon completion.
- Income and expenses are tracking on or below budget.

## IV. Secretary Report: Ricky Hull

- Update on Website.
- Review of what is to be password protected.
- Brian @ Seacrest will be given password to obtain information for realtors.
- Motion to have website password protected.

## V. Committee Reports

- Roof Project: Andre Nobert
  - The roof 98% completed; portion over elevator to be done.
  - Everything is on schedule and going well.
  - Trim work and cleaning to be completed.
  - Five A/C stacks to be done.
  - Gutters will be installed.
  - Approximately 10 days left on project.
  - Installments paid to date: 10%; 35%
  - Remaining 45% payment to be paid when gutters are done.
  - Final 10% to be paid upon final walk through.
  - Request for A/C drainage; done by Seacrest in April.
- Back Wall Project: Andre Nobert
  - A little bit behind schedule due to unexpected damage found on Stacks 5 & 6.
  - Back on schedule moving on to Stacks 7 & 8.

- Building/Grounds: Pierre Roy / Michael Konowitz
  - Master Management re: fountain.
    - LY we were promised clubhouse fountain when they change that fountain. They are not changing it so we will not be getting it.
    - Not in-line for 2026 fountain, possibly in 2027.
    - We are on schedule for 2028.
  - Patio area: Umbrellas need to be replaced.
    - Cost approximately \$100 each
    - Pierre made motion to order
    - Morrie seconded; board passed.
  - Concrete nine benches are no longer secured, need to be repaired asap.
    - Pierre requested to have Seacrest repair them.
    - Work order to be submitted by Brian.
- COOCVE: Michael Konowitz
  - Monthly meeting was canceled.

VI. Old / New Business

- To be removed for future meeting.

V. Discussion: Morrie Weinberg

- Uniform apartment numbers for all units.
  - One code that needs to be followed is the Fire Code.
  - Steve suggested to do it when we paint the building.
  - Tabled issue for later meeting.

**Motion to adjourn:** made by Steven Reich; seconded by Michael Konowitz. voted and passed; meeting ended.

**Member comments:** Zack suggested a company for consideration to do apartment numbers of signs and installations.

Maria mentioned to Isaac regarding volunteering to help with building odds and ends. Will follow up with Steven.