

# Oakridge V Condo Association, Inc. Board Meeting

Minutes submitted by Joyce Wirch

**DATE: Thursday, April 7, 2022      TIME: 9:00 AM      LOCATION: Zoom + Clubhouse GP-G**

**Present:** Andre Nobert, Pierre Roy, George Smalls, Joyce Wirch, Anthony Serrone (Seacrest) **Absent:** Mike Konowitz

- I. Approve Minutes of Previous Meeting: March 22, 2022  
**Motion by: Andre      2nd by: George      Vote: Passed (Pierre abstained)**
  
- II. Treasurer's Budget Report –Joyce was appointed to replace Line as Treasurer. March 31, 2022 Financial Report will be posted on the website when available.
  
- III. President's Report & Discussion Items
  - A. Appointment of Additional Board Members  
**Motion was made by Andre to keep the number of Board members at five.  
2nd by: Pierre  
Vote: Passed (Yes-Andre, Pierre, Joyce / No-George)**
  
  - B. A/C Drain Line Cleanout  
Emergency cleanout was done 4/5/22. Biannual proposal was received from Seacrest, however, they no longer vacuum from the roof and won't use chemicals. All agreed we should find a company to clean the drains they way they've been done in the past. Anthony will get proposals.
  
  - C. Parking Lot Issues  
George spoke with a company regarding the oil in the parking lot. It is a four month process to clean, approximately \$500, and George will have them come to give an estimate.  
Anthony will draft a letter for the attorney to send to the responsible unit owner who will be required to fix his car before the cleaning starts on the 2 owner spots and 1 guest spot. He will also contact another company to give an estimate.
  
- IV. Seacrest Report
  - A. Open Work Orders
  - B. Status of Letters
    - a. Attorney re: DeLeon Construction/Back Wall. Anthony will send draft to attorney.
    - b. Attorney re: Open Windows on Patio. Attorney has sent letter to owner.
    - c. Owner re: Oil in Parking Lot. Anthony to draft and send to attorney.

C. Elevator Inspection Reports and Certificate

Past elevator violation (fire extinguisher in machine room) has been corrected. United Elevator will schedule 2022 inspection.

D. Sunbiz Update – 2022 was done, but will need to be updated with changes in Board and officers. Anthony will do this.

E. Pest Control – Storage Rooms – W/O was closed without getting access to rooms or notifying us the work was done. Anthony will check on this.

F. Pest Control – Hole in ground behind 1113. Has been referred to Pest Control.

G. Monthly Hosings & Building Inspections – We told Anthony hosings were not being done, and he will check. He has done building inspection 3/31, and future ones should be around the 20<sup>th</sup> of the month.

V. Committee Reports:

A. Maintenance/Structural Committee

a. Backyard A/C Drainage

**Andre made a motion to have volunteers work with him to level the ground at the back of the building.**

**2<sup>nd</sup> by Pierre**

**Vote: Passed Unanimously**

b. Water damage 1108 – No contractor wants to do a small job with permit. Anthony will see if someone he is using at another building, Tyler Peters, can do this job.

c. Volunteers – All agreed Andre can ask unit owners to volunteer to do small projects around the building: painting, repairing elevator room door, patching and painting railings.

d. Stairways – Pressure cleaning did not remove all of the rust stains on the lower end stairs. Andre will get proposal for a painting company to repaint.

B. Landscaping Committee

a. Appointment of New Chairman – Pierre was appointed to Chair the Landscape Committee

- b. Status of Proposals – Proposals voted on at the last meeting have not been finalized. It was agreed to only extend the rock border out 18”, get proposals with and without landscape cloth, and getting the croton removed separately from the rock border.

VI. New Business

- A. There is a lot of damage to the paint following the pressure cleaning. Anthony will call South Coast to come out to give an estimate for the repairs and resealing. Andre can have volunteers do repairs to the catwalks, followed by painting and resealing by SunCoast.
- B. Andre reported 2101 left for the summer, did not turn off his water, and has no condo sitter information in window. He has turned off the water but asked that the owner be contacted.

VII. Meeting was adjourned at 10:13 AM.

Member Comments