

Oakridge V Condo Association, Inc., Annual Meeting

Submitted by: Joyce Wirch

DATE: 12/18/20

TIME: 3:00 PM

LOCATION: Zoom Meeting

Board Present: Donna Capobianco, Ray Capobianco, George Smalls, Mike Konowitz, Pierre Roy

Other Attendees: Brian Hyman (Seacrest), Jacqueline Pugh (Seacrest), Joyce Wirch (Acting Secretary)

Certification of Proxies: Brian counted proxies, no quorum was present. Only 7 people submitted Intent to Run forms so no voting or election was required.

Proof of Mailing: Brian presented Notice of Meeting affidavit (attached)

Approve Minutes of Previous Meeting(s): 11/20/20 minutes

Motion by: Ray

2nd by: George

Vote: Passed

Treasurer's Report: as of 11/30/20

Current Assets:

Operating Cash	\$ 21,489
Petty Cash	\$ 919
Reserves	\$ 178,464
Other Assets	\$ 41,388
Total Assets:	\$ 242,260

Current Liabilities:

	\$ 1,309
Reserves:	\$ 178,464
Owners Equity	\$ 62,487
Total Liability & Owners Equity	\$ 242,260

Income: \$ 146,847

Expenses: \$ 143,108

Net Income (Loss) \$ 3,739

1. Wells Fargo Petty Cash account can be closed after the last laundry collection has been done prior to CSC installation of new machines. Petty cash reimbursements can be handled by Seacrest.
2. Insurance for 2021 has been paid. Consider transferring \$10,000 to Capital Improvements after books are closed for December.
3. Valley credit cards held by Donna and Ray are now cancelled. 2021 President and/or Treasurer needs to apply for a new one since Wix website charges and Zoom charges can only be paid with credit card.

President's Report:

1. New CSC Commission Laundry Lease contract: New dryers and software updates to washers should be installed soon.
2. Roof Plan Update: Moisture and Lift testing re-scheduled for Tuesday, Jan 5th at 8:00 AM.

Seacrest Report: Jacqueline Pugh:

- Roof leaks above 4104 and 4109 have been repaired.
- Status of Eta reported wind driven leaks in 1104 and 2104: Brian will send letter to 3104 requesting repairs be done within 30 days before the wet test (approved by Board 11/20/20) is scheduled.
- WO 24095 - Front entry Robellini replacement: Proposal has been signed, replacement is scheduled for 12/22.

- WO 24391 - Purchase and install 2 Patio Lights: Completed
- WO 24474 - Place flags in front center flower bed prior to placing light posts: Sent to Master Management, Jeff will flag area.
- Status of outlet on left side center tower reported not working: Brian said the outlets only work if the tower light is working. Brian will have Joe re-inspect photocell.
- WO 24472 - Remove old cable covers in 1st floor storeroom: Completed.
- WO 22270 - Certificate for elevator: Current certificate is posted in elevator but it's only temporary. Needs the fire extinguisher inspection report, which has been done, to be certified by Broward County.
- WO 24745 - Satellite dish, unit 1108: Brian will send letter to owner.
- Property inspections: Contract allows for quarterly inspections. None are done in Nov, Dec, and Jan. Jacqueline will send written reports. Board can request monthly inspections.

Unfinished Business: NA

New Business: Ratify decision made by Board last month via email to increase Décor Lighting expenditure by \$86 dollars.

Motion by: Donna

2nd by: Mike

Vote: Passed

Naming of Board Members:

1. George Smalls
2. Michael Konowitz
3. Pierre Roy
4. Joyce Wirch
5. Jaime Morice
6. Frank Keenan
7. Steve Schwartz

COOCVE Election:

1st Director: Jules Kesselman

2nd Director: Allen Warmbrand

Alternates: No volunteers

Meeting Adjourned

**AFFIDAVIT OF MAILING OF
NOTICE TO UNIT OWNERS**

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, personally appeared Brian Hyman who, after being duly sworn that the **1st Mailing for the 2021 Annual Meeting for Oakridge V Condominium Association Inc.** was hand delivered or mailed in accordance with applicable law. Notice was mailed to each unit owner at the address of record as such address appears on the books of the Association.

Oakridge V Condominium Association Inc.

By: 

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 15th day of October 2020 by, Brian Hyman, as agent for **Oakridge V Condominium Association Inc.**, a Florida not-for-profit corporation.

Personally Known ☒ OR
Produced Identification
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign: 
Print: Fredrick Martin
My Commission expires:



**AFFIDAVIT OF MAILING OF
NOTICE TO UNIT OWNERS**

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, personally appeared Brian Hyman who, after being duly sworn that the **2nd Mailing for the 2021 Annual Meeting for Oakridge V Condominium Association Inc.** was hand delivered or mailed in accordance with applicable law. Notice was mailed to each unit owner at the address of record as such address appears on the books of the Association.

Oakridge V Condominium Association Inc.

By: 

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 3rd day of December 2020 by, Brian Hyman, as agent for **Oakridge V Condominium Association Inc.**, a Florida not-for-profit corporation.

Personally Known ☒ OR
Produced Identification
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign: 
Print: Fredrick L Martin
My Commission expires:

