

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

DATE: Tuesday, Nov. 21, 2023 TIME: 12:00 PM LOCATION: Zoom

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

Absent: Valerie McColgin (Seacrest)

- I. Approve Minutes of Previous Meeting: October 19, 2023
Motion by: Mike 2nd by: Pierre Vote: Passed Unanimously

- II. Insurance Presentation – Emerson Poort
Emerson presented the quotes for our different insurance lines, and the premium for 2024 will be less than we expected at \$97,984.

Pierre made a motion to approve payment of \$97,984 to Inguard for the 2024 building insurance.

2nd by: Mike

Vote: Passed Unanimously

Mike made a motion to authorize Joyce to sign the documents on behalf of the Board.

2nd by: George

Vote: Passed Unanimously

- III. President's Report & Discussion Items
- George reminded everyone the Annual Meeting will be held Friday, December 15, at 10:00 AM in the Clubhouse GPA. The meeting will also be shown on Zoom.
 - Only 5 Intent to Run forms were submitted so no election will be held this year.
 - Nicole and Morrie volunteered to help with refreshments.
- IV. Treasurer's Report
- October Financial Report will be posted on the website when received.
- V. Old Business
- Assessment

Joyce made a motion to hold an assessment meeting on December 7 at 2:00 PM to vote on assessing owners \$657/unit to cover shortages in the operating expenses budget including insurance. The assessment will be due January 1, 2024, and payable in one payment of \$657 or three payments of \$225.

2nd by Pierre

Vote: Passed Unanimously

- Structural Integrity Reserve Study (SIRS)

Joyce made a motion to accept the proposal by James Hanskat/Property Consulting Group of \$3600 to perform the SIRS report which is mandated by the State of Florida to be completed by December 31, 2024.

2nd by Mike

Vote: Passed Unanimously

- Smoke detectors

During the Broward County Fire Department inspection, it was noted that all units must now have battery or hard wired smoke detectors in their units. More information will be provided at the December meeting.

V. Committee Reports

- Maintenance/Structural Committee: Andre reported the semi-annual roof inspection has been completed. A small hole in the membrane was also fixed. Several areas of stucco need to be repaired on the 1st and 4th floors.
- Landscaping Committee: Nothing to report.
- Building Maintenance Committee: Nothing to report.

VI. New Business:

- Stucco Repair

George made a motion to accept the South Coast proposal of \$1200 to repair the stucco on the 1st and 4th floors.

2nd by: Joyce

Vote: Passed Unanimously

- A/C Drains: Andre and volunteers will be cleaning the A/C drain lines in the next few weeks.

VII. Meeting Adjourned at 1:00 PM.

Member Comments