

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch

Board Approved April 29, 2025

DATE: Thursday, March 20, 2025 TIME: 3:00 PM LOCATION: Zoom

Board Present: Mike Konowitz, Andre Nobert, Pierre Roy, George Smalls,
Joyce Wirch **Seacrest Present:** Brian Hyman

I. Approve Minutes of Previous Meeting:

- **February 13, 2025, Board Meeting**
Motion by: Joyce 2nd by: Mike
Vote: Approved Unanimously

II. President's Report & Discussion Items

- George postponed his comments until later in the meeting.

III. Seacrest Report: Brian Hyman

- Work orders: No open work orders reported.
 - Discussion was held about the motion sensor not working correctly. An owner asked whether the building ramp leading to the stairs on the high end could also get a motion sensor light installed, and Brian will ask Patricia to follow up on the non-working light as well as get us a proposal to install new ones at both ends of the building.
 - Pierre mentioned the work order to fix the laundry door at the low end 3rd floor was completed but the door is still blowing open easily. Joyce said the 4th floor low end also blows open easily. Brian will follow up on both.
- Catwalk Lighting: Brian stated, as we requested, Patricia is researching lights used in some of the other buildings which have been recently replaced.
- Dumpster Area: Brian will follow up on this with Terry and emailed George and Joyce a picture of the building boundaries during the meeting.
- Vantaca: Discussion was held regarding Accounting's failure to provide coupon books. Brian will follow up with Accounting, and stated he thinks the difficulties with the Vantaca implementation should be resolved within the next two weeks. If not, he will set up a meeting with Martina and her team to discuss existing problems.

IV. Treasurer's Report

- Joyce reported that the December 31, 2024, ending balance in checking is \$105,277. This is an increase from 2023 by \$78,407 which was a result of the

2023 assessments paid in 2024, the cost of the insurance being much lower than expected, and several other line items that ended up under budget. She recommended maintaining a balance of 2 months maintenance fee income for unanticipated expenses, and Brian mentioned the current recommendation is 3 months of income.

- **Joyce made a motion to approve the proposal to renew the rodent monitoring done by Seacrest, at a cost of \$600 for the year, to run from April 1, 2025 to March 31, 2026.**

2nd by: George

No Discussion

Vote: Passed Unanimously by all Board Members

V. Committee Reports

- **Roof: Andre**
 - He and Alain Richer have now visited a total of 8 other buildings, which have put on a new roof in the last two years, and discussed the process with those Board presidents. The specifications have been prepared by the roofing consultant, and the Board agreed to have the consultant send them out for bids now so we are prepared and can begin to budget for the new roof when it becomes necessary.
- **Landscaping: Pierre**
 - Pierre reported he and Joyce met with Terry Johns to discuss the hedges and plants along the front of the building. The hedges should be replaced due to their general decline and arbutus plants were recommended by Terry. Several of the robellini palms out front are afflicted with fusarium wilt which cannot be remedied. Terry will have them removed and will provide us with a proposal to replace them with new trees or shrubs. He also recommended scheduling quarterly fertilization of the trees and shrubbery.
- **Joyce made a motion to approve the proposal by Seacrest to remove the existing hedges and replace with green arbutus plants, at a cost of \$5,900.**

2nd by: Pierre

No Discussion

Vote: Passed Unanimously by all Board Members
- **Joyce made a motion to approve the proposal by Seacrest to perform quarterly fertilization of all plantings at a cost of \$200/fertilization.**

2nd by: Pierre

No Discussion

Vote: Passed Unanimously by all Board Members

- Building Maintenance: Mike reported no problems found recently.

VI. Old Business

- Guest Parking: Pierre reported that one owner is using the parking spot of an out of state owner, instead of a guest spot, for his second vehicle, and was informed we would need authorization in writing from that owner to allow this. As voted on at the last meeting, Pierre will contact the Board attorney to draw up a rule for us to implement which would permit towing should it be necessary in the future.

VII. New Business

Joyce said an owner asked that the Board purchase 2 hand trucks for use by owners who have heavy items or furniture they need to move. Pierre found a suitable one at Home Depot for \$159 plus tax.

- **Joyce made a motion to approve the purchase of two hand trucks at Home Depot for a cost no greater than \$350.**

2nd by: Pierre

Discussion was held about the necessity for two hand trucks as well as whether owners would return them when finished. Motion was amended to purchase one hand truck and advise owners it must be returned after use. During Member Comments, an owner on the call asked whether providing this would increase our building's liability if accident or injury occurred during use, and it was decided the motion would be tabled until that could be investigated.

VIII. Meeting was adjourned a 4:11 PM

Member Comments