

Oakridge V Condominium Association, Inc.

Board of Directors Meeting

July 28, 2017

Called to Order:

Meeting called to order at 3:30PM by Ray Capobianco.

Determination of Quorum/Roll Call: Members present: Ray Capobianco, Jules Kesselman, Jess Levin, Steve Schwartz and Allen Warmbrand.

Member absent: Jaime Morice

Quorum has been established.

Also present was Bonnie Platti, LCAM of Condominium Concepts Management.

Proof of meeting notice was verified.

1. **Additional Funding for Maintenance Rear of Building.** Donna Capobianco (former president and current) member of association presented to the board of directors her dealings with the back of the building and the status of the lawsuit. She has been dealing with all issues of the back of the building and brought to the board the proposal from DeLeon Construction to maintain the back of the building. The Association has scheduled it for twice a year at a total cost of \$2500 but after discussion with Carlos DeLeon, the owner of DeLeon Construction who repaired stacks 1 and 14 last year, the best way would be to do in October and possibly only once a year. However, the cost would be close to \$4600 instead of the budgeted amount as Ray discussed the budget and actual amounts.

Ray said we do have enough money in the budget to move monies around and he made a motion to approve up to \$5K to go ahead and approve the proposal. Motion was seconded by Allen - all in favor. Motion carried.

2. **Landscaping Project** Ray spoke to board about the river rock proposals we are getting for the front of the building only to replace any future mulch. He met with Marc Rice of Luke's Landscaping and also received another proposal around \$2,500 to do the front of the building. Bonnie will also receive a third proposal from another landscaper. Ray made a motion to spend \$2,500 in the amount of landscaping budget for the river rock, seconded by Allen. All in favor - motion carried.

Old Business:

Jules had a concern again about no fan in the elevator and Ray also mentioned about the on/off switch. Bonnie had contacted the elevator monitoring company previously and they said they could not put in fan

New Business:

With no new business, Ray made a motion to adjourn the meeting at 3:56PM. Allen seconded the motion. All in favor. Motion passed.

Respectfully written by

Bonnie Platti, LCAM

For and on behalf of Oakridge V Board of Directors