

Oakridge V Condo Association, Inc.
AUGUST BOARD MEETING MINUTES

Submitted by Maryann Alvarez
Board Approved September 17, 2026

DATE: Thursday, AUGUST 27, 2026, TIME: 4:00 PM LOCATION: Zoom

Board Present: Steven Reich, Morrie Weinberg, Ricky Hull, Andre Nobert. Pierre Roy.

Seacrest Representative Not Present: Brian Hyman, Property Manager

I. President's Report & Discussion Items:

- Review and Approval of previous Board Meeting minutes:
 - Motion to approve May Board Meeting minutes.
 - Seconded
 - Voted on and accepted.
 - No further comments or additions.
- Michael Konowitz recognition for his years of cheerful service on the Oakridge V board and how important is was to all of us.
- Two email votes to be ratified.
 - Motion to approve front railing repairs - \$2100.
 - Seconded by Morrie.
 - Voted on an and passed by Board
 - Motion to approve Emerson Poort to do building insurance appraisal.
 - Seconded by Morrie.
 - Voted on and passed by Board.
- Light Fixture Project Status
 - Repairs and cleaning of all (69) fixtures was completed by Zack & Issac.
- Mold Remediation Project
 - Back wall is completed.
 - Several units – affected by roof leak, still have minor work to be completed.
 - Minor discussion regarding a contractor to do this work.
 - Brian suggested to discuss with Chaz.

- Front Columns Project – Andre to address upon his return.
 - Brian Hyman suggested to do delt with columns during the 40-year inspection.
 - Many buildings are waiting to address during the 50-year inspection report unless there are obvious or major structural repairs needed.
 - Oakridge V's 40-year inspection was done 9.25.2017.
 - The 50-year building inspection will be coming up in 2027.
 - Brian Hyman provided details of what is included in that process.
 - Estimated price for that inspection - \$3600.
- Elevator Repair
 - Inspection done by United Elevator.
 - Original company that installed the elevator is no longer in business.
 - As a result, repairs have been done by substitute companies with variations on parts leading to mechanical issues.
 - The cabin and relay are in good condition.
 - Rollers and tracks for each floor need to be replaced.
 - The shaft will need to be repaired, requiring three to four days out-of-service.
 - Once completed this will bring the elevator to code.
 - Potential volunteers to help neighbors with mobility issues on upper floors that may need assistance during the interruption of service.
 - A notification will be prepared and sent to all owners prior to the commencement of work.
- Back Lawn Drainage Project
 - Still a work in progress addressing the continued flooding issues following the initial project.
 - Being addressed with Seacrest.
- Alarm System Improvement Project
 - To be addressed this week (3rd wk. of August).
 - Relay issue remains.
 - Moving forward to upgrade as previously discussed.
 - Morrie suggested to schedule a meeting with Meir Alarms and the board on Wed., 9.3.26, to meet and resolve the outstanding issues.
- Insurance
 - Steve attended a seminar and will provide the information to the board.

- Per Emerson Poort, a decrease is anticipated for next year.
- The inspection is to take place in Sept.
- Morrie to coordinate a meeting in June.

II. Seacrest Report: Brian Hyman.

- Budget meeting date scheduled – 10.22.26.
- Annual meeting date scheduled – 12.10.26.
 - To confirm GPA room in clubhouse.
- Pre Budget meeting to be presented at 9.17.26 Board Meeting.
- The Board will vote on budget on 9.22.26.
- Morrie raised continued issues with Avid payments to suppliers. and transparency issues via the Vantica System.
- Brian suggested to work around Avid and informed the Board that Seacrest is working on ways to improve the process.
- Steve raised the issue of ratifying a vote to change the color of doors.
 - Brian clarified that it is a building vote not Board vote.
 - And that 75% of the building needs to agree.
 - Item tabled to discuss at future meeting.

III. Treasures Report: Morrie Weinberg

- Operating fund is running at optimum level with slight variances.
- Reserve fund is at a low level due to various unexpected projects.
- Working with Budge Committee to replenish that budget.
 - Goal is to keep monthly payment as is.
 - Intent is to utilize surplus funds not previously utilized (due to under budgeting) to maintain current monthly payment levels.
 - To be ratified at October Board Meeting.

IV. Secretary Report: Ricky Hull

- Nothing to site all is running well.

V. Committee Reports

- Hurricane Safety & Flood Safety Committee to be revised due to Board member leaving building.
- Building Handbook to be issued in English and French. .
 - Owners will be required to update contact information and house sitter information.
 - All owners will be required to have a house sitter.

VI. Old Business: None

V. New Business: None

Motion to adjourn made by Steven Reich; seconded by Morrie Weinberg; voted and passed; meeting ended.

Member comments/questions/concerns:

- Karen: Re: apt. 3102 being vacant. Who is responsible and how is this being addressed.
- Madeline: How many units are for sale?