

Oakridge V Condo Association, Inc.

BOARD MEETING MINUTES

Submitted by Joyce Wirch
Board Approved June 6, 2024

DATE: Thurs., April 18, 2024 TIME: 2:00 PM LOCATION: Zoom

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

Board Absent: Mike Konowitz

I. Approve Minutes of Previous Meeting:

- **March 28, 2024, Board Meeting**
Motion by: Pierre 2nd by: Andre Vote: Passed Unanimously

II. President's Report & Discussion Items

- **Painting of Doors:** Discussion was held regarding enforcement of rule requiring owners to paint newly installed doors dark gray to match the rest of the building. Some owners claim this will void their warranty. Issue will be tabled until more information is obtained.
- **Insulation of Roof A/C Lines:** Andre described the deteriorated condition of the insulation covering most of the refrigerant lines for the A/C compressors on the roof and suggested contacting an A/C company to give us a quote to install the free wraps provided by FPL. Issue will be tabled until the fall.

III. Treasurer's Report

- **March Financial Report** will be posted to the website as soon as it is available on the 20th or 21st.
- **Reserve money CD:** Joyce announced the Capital One CD was rolled over on March 31 for 12 months at 4.25% APY as agreed at the last meeting. We earned \$9,014.98 for the period April 1, 2023 to March 31, 2024.
- **SIRS report:** Joyce found out we would not have to incorporate the reserve amounts recommended in a SIRS report done now into the 2025 budget and recommended we proceed with getting it done. Everyone agreed, and she will contact Property Consulting Group.

IV. Committee Reports

- Maintenance/Structural Committee (Andre):
 - Trash chutes: Andre inspected the trash chutes with the technician from Southern Chute and they found two that would need to be repaired.
Pierre made a motion to repair the 2 trash chutes at a cost no greater than \$500.
2nd by: George
Vote: Passed Unanimously
 - Roof Maintenance: CL Burks has performed our Spring maintenance work and made repairs to the roof area over stack 13.
 - A/C drain lines: These were cleaned out with the help of volunteers Alain Richer and Pierre Roy.
 - Dumpster doors: These have been temporarily fixed and permanent repairs will be completed next week.
 - Power washing of catwalks: No volunteers were available so Andre will arrange for Seacrest to come out for our yearly cleaning and will supervise to make sure all the badly stained areas are cleaned.
- Landscaping Committee (Pierre):
 - Pierre met with Terry Johns (Seacrest Operations Mgr.) to discuss the landscaping. He recommended replacing the dead palm and the bougainvillea in front of 1114 with 2 new 25 gallon bougainvilleas and flush cutting the dead section of the Christmas palm in front of 1112-1113.
Joyce made a motion to replace the dead palm and bougainvillea with 2 new 25 gallon bougainvilleas at a cost of \$1,150.
2nd by: Pierre
Vote: Passed Unanimously
- Building Maintenance Committee (Mike): No report

V. Meeting Adjourned at 2:42 PM.

Member Comments