

Oakridge V Condo Association, Inc., Board Meeting

Minutes submitted by: Joyce Wirch

DATE: October 28, 2021

TIME: 3:00 PM

LOCATION: Zoom Meeting

Board Present: Frank Keenan, Mike Konowitz, Jaime Morice, Andre Nobert, Pierre Roy, Joyce Wirch,

Seacrest: Gloria Fuentes

Absent:, George Smalls **Seacrest:** Jacqueline Pugh

Approve Minutes of Previous Meeting(s): 9/30/21 Board Meeting

Motion by: Jaime

2nd by: Mike

Vote: Passed Unanimously

Proof of Meeting Mailer:

Gloria stated the meeting notices for today's Budget Meeting were mailed on time as required. She will send a copy of the certification to Joyce to attach to the minutes.

Treasurer's Report - As agreed at the Sept. 30 meeting, the Treasurer's Report is waived since the Financial Report received from Seacrest is posted on the website.

Proposed Budget & Reserves Review and Approval:

Discussion was held regarding approval of proposed budget at \$247.81/unit/month vs. rounding up the monthly assessment to \$248.00/unit/month, an additional \$131/year. Frank asked that the Board review the Reserve Schedule, specifically regarding the Elevator Reserve. Gloria mentioned that James at United Elevator said he will not charge to do this inspection report for the elevator. She also asked if we wanted to do a Reserve Study since many of the buildings are doing so. The price is approximately \$2500, and it was decided the 2022 Board could consider next year.

Motion was made by Mike to approve the 2022 Proposed Budget with a monthly unit assessment fee of \$248.00/month.

2nd by: Jaime

Vote: Passed Unanimously

Joyce will send an approval email to Gloria with the budget. Gloria will email the Board when it has been implemented and owners notified of the change in monthly assessment. Joyce will email all owners to notify them to change their Electronic Debit amount beginning January 1, 2022, to avoid incurring late fees.

President's Report & Discussion Items:

Pierre said he had nothing additional to report other than those topics listed below.

Seacrest Report:

Open Work Orders: (since 9/29/21 report)

#114549 – 2109 requested peeling paint in her master bathroom be inspected. Gloria advised she will have the contractor coming to check the water intrusion in 1108-1109-1110 look at it since it may be related to the same issue.

#114414 – 1110 asked for inspection of dripping water on the outside of his back windows which appears to be coming from hole in the horizontal gutter above. This will be addressed along with prior WO #113301 – 4109.

#114463 – 1112 asked to discuss water issue. Gloria said it was an owner related problem, not a building issue, and the work order has been closed.

#115046 – 4107 and #114381 – 2109 requests for pest control have been done and work orders closed.

Old Work Orders: (prior to 9/29/21 report)

#110063 – Water intrusion and mold 1108-1109-1110. Gloria said Carlos of DeLeon Construction has assured her he will be out in 2 weeks to look at the back of the building. She feels it's worth waiting for him to come out because it may be a warranty issue needing repair. Other buildings have reported having problems getting contractors to come out as well. Pierre asked Gloria to send an email, with copies to the Board, to DeLeon saying we've been waiting since early September for him to come out, are very concerned because of the mold issue, and ask him to come out as quickly as possible.

#108557 – Chipped stairs, lower end of building and #99005 – Painting of Repair in Front Catwalk. Gloria spoke with All Pro Painting regarding the paint repair that has been waiting since the summer when the hole was fixed, and he said he will be out soon to do the repair and will look at the stairs at the same time. Gloria will call again and will email the Board after she speaks with him to give us a status update.

111647 – 4109 & 114414 – 1110 Crack in Roof Flashing. Andre looked at the picture of the hole which appeared to be in the roof flashing and said this probably needs sealing by a roofing company. It should have been done as covered in the contract for the May roof repair. Gloria will call CL Burks to have them look at it since it may be under warranty. Robert Tanguay has a copy of the contract and will forward it to Joyce who will keep a copy for Association records and forward a copy to Gloria.

Old Business:

Elevator contract – Pierre reported contract with United Elevator has been signed, and contract with Coastal Elevator has been cancelled effective November 1 in response to numerous issues and complaints from owners. Gloria sent the cancellation by regular mail October 1 and certified mail on October 5. Coastal responded we had auto renewed November 2020 and would need to buy out the contract. Our attorney reviewed the contract and sent a letter to Coastal asserting our right to cancel this year. We have not heard from Coastal regarding this to date.

A/C drain lines – Joyce explained the different options being explored and said we were waiting on the proposal from Joe to clear the overgrown areas beneath each of the drain lines as discussed at the September 30 meeting. Gloria said Joe thought we were waiting for the proposal for the rock border but was told we already had that. Pierre asked Gloria to get Joe to send us the proposal to clear the overgrown areas as soon as possible. Separately, David Barbieri spoke with Mike McCraw, president of Oakridge U which installed a similar 8" thick rock border and reported they have not had any issues with drainage since then. Andre explained that end of the building has experienced a history of excess water runoff from Oakridge U, and Master Management installed a drain on the corner of the building several years back. That issue had caused water issues on the lower end of the building, but that should not be happening on the rest of the building, and the A/C lines should not be causing excessive water buildup unless the lines have become overgrown.

New Business:

Annual Meeting in December needs to be changed to December 28 or later due to 60 day notification requirement. Everyone, except for Frank who had to leave the meeting early, agreed to postpone the meeting to December 28 at 10:00 AM. Gloria will mail the notices out stating it will be a Zoom meeting. Joyce will try to reserve a meeting room at the Clubhouse so we can have in person owner participation and refreshments in addition to Zoom availability for those unable to attend. Gloria said meeting location can be changed as long as we notify owners 14 days prior to the meeting.

Andre announced he will try to schedule a meeting of the Roof Committee in early January to reassess other roof issues including scheduling and pricing of preventive maintenance contract.

Joyce asked Gloria to check with Joe to follow up on the broken sprinkler and pipe covered by a board in the back of the building that he reported to Master Management back in September.

Jaime said he was asked by owner of 1112 about installation of impact resistant windows on his back patio. Joyce explained guidelines revised by the Board last year are posted on the website for his review. He will need to submit a form to Seacrest, with his modification plans, since they handle this process for us. She will email it to him along with a copy of the form.

Meeting Adjourned: Mike made a motion to adjourn the meeting at 4:15 PM, second by Andre, passed unanimously.

Member Comments: Suggestions and questions noted and responded to.