

Oakridge V Condo Association, Inc.
Annual Meeting Minutes
Submitted by Secretary

DATE: 12-20-14
TIME: 10 AM
Roll : Donna Allen Ray Jess Julie Caryl

Yvon Bouchard has agreed to assist with interpretation.

Instructions for Election of Board: _____ 5 of 7 Board candidates applied (NO ELECTION REQUIRED)

1. Julius Kesselman
2. Jess Levin
3. Steven Schwartz
4. Caryl W. Razler
5. Allen Warmbrand

These five current BOD will continue on BOD for another yr as of the end of the Annual Meeting.

2 openings remain which Donna and Ray have already volunteered to fill if appointed.

Last item on agenda the meeting will be turned over to Allen to conduct Board appointments, then BOD will vote for President. Then PRESIDENT will preside over vote for other officers.

Election of COOCVE Directors: Only two signed up. Julie Kesselman & Donna Capobianco will be COOCVE Directors. Do we have 2 volunteers to be Alternates?

Jess and Allen volunteered.

Minutes of 11-20 Meeting: Motion by Allen to accept Minutes as written. 2nd by Ray Action: Passed

Treasurer's Report Year to Date: Passed due Unit fees \$3,681

Operating Acct\$39,499 Reserves \$169,047 Petty Cash \$1000 Total Assets including past due amts: \$213,227

Current Liabilities: \$1241 Reserves: \$169,047 Income & Equity: \$42,939 Total Liabilities & Equity\$213,227

TOTAL Income: \$118,956 Total Expenses: \$77,856 Net Income/Losses: \$41,091

Correspondence: None

President's report:

Major landscaping project: Replaced ficus hedge with coco plums and added some additional plants to our Landscaping. City mandated Tree replaced this week. The tree selected is the Bismark.

Last 4 sections of stucco in rear will be completed in early January.

Pest control scheduled for Tuesday, January 27th at 9 AM. If you are not at home you can call Seacrest to schedule your own appointment. If you want closets treated, they must be empty when Seacrest comes.

Floors 2-4 Catwalks are due to be replaced. We are looking into best product. If your door is scraping catwalk, get the door fixed ASAP please. Door is your responsibility. Unit owners will be charged for any damage incurred to walkway.

Unpleasant issue: Most of our unit owners are wonderful and follow the documents and rules or if make mistake and are told by the Board, correct the error immediately. We had a new unit owner who did not

follow rules. Owner did not stop GC from proceeding without permit and working on common property. Our Property Manager, Paul Kurtz of Seacrest took the entire matter over, sent demand notice and did resolve it. As a result of this the Board will no longer deal directly with unit owners on these issues. We will go through Seacrest, and if compliance is not reached as demanded, we will fine up to \$100 per day for up to 10 days plus any attorneys fees for non-compliance, as allowed by law. Board must comply with docs.

Please do not smoke on any common or limited common areas, including the elevator. Our patios are LIMITED COMMON area. The smell is very unpleasant to neighbors whose windows may be open or who are outside. If you smoke inside please be sure all windows are closed or please go and sit on the bus bench and enjoy your smoke. Please be sure you instruct your friends and visitors accordingly.

Bulk trash is picked up on Fridays now. Please ONLY place your bulk trash out on Thursday for pickup Friday and ONLY place it in the two designated areas out on the parking lot pavement. No longer on the grass. Appreciate your cooperation. Discussed recycle issues. Use blue at end of driveway for all and if can't get down there, use chutes.

Be sure if you change your lock the Board immediately receives new key. Please make provisions for an extra key. If unsure what to do, email me and I will send suggestions.

Old Business: Last year's suggestion for uniform DOOR numbers, only one unit 2112 wrote in. Interest is not there. If majority of members interested in future, write to the Board we will take it up again in an annual meeting. Best to do this when doors are painted and that will be due in 2016.

Member comments: Jess thanked all for their kindness, cards, condolences, etc. when Barbara passed away.

Meeting turned over to Allen for appointments to board and election of President.
Donna and Ray Capobianco volunteered to be appointed. Anyone else wishing to be appointed: No volunteers.

Allen motioned to appoint Donna Capobianco & Ray Capobianco. 2nd: Jess, Vote in favor unanimous.

Allen nominated Donna for President: Allen motioned, Ray 2nd Vote in favor unanimous.

Ray nominated Allen for VP: Ray motioned, Donna 2nd, Vote in favor unanimous.

Allen nominated Ray for Treasurer: Jess motioned, Allen 2nd, Vote in favor unanimous.

Donna nominated Allen for Secretary: Donna motioned, Julie 2nd, Vote in favor unanimous.

Member comments:

Adjourned at: 11:15 AM