

Oakridge V Condo Association, Inc., Board Meeting Agenda

DATE: 04-24-15

TIME: 3:30 PM

Roll : Donna Allen Ray Julie Steve

Minutes of Previous Meeting: Read or Motion by Donna to accept minutes as written.
2nd by Allen Discussion: Action: Passed Failed Abstentions (uncounted)

Treasurer's Report Year to Date: Passed due Unit fees \$4,295 (3108 owes \$4,458).
Operating Acct \$14,602 Reserves \$183,999 Petty Cash \$1000 Total Assets: \$203,896
Current Liabilities: \$13,120 Reserves: \$183,999 Income & Equity: \$6,777 Total Liabilities & Equity \$203,896
TOTAL Income: \$33,223 Total Expenses: \$37,616 Net Income/Losses: <\$4,393>
We had excess \$3,692 left in Cap Improvement Reserve account at end of year. We are accruing at \$500 a month (\$6000 yr) now. Paving account \$19,129 now. End of yr expect \$22,828. Should be more than we need.

Correspondence:
N/A

President's report:
Unit 4103 COMCAST issue resolved.
Catwalk project planning. Email to go out this week with tentative schedule.
Soliciting Not allowed and no cards, ads, etc. should be placed anywhere other than bulletin board on the landing between ground fl and 1st fl. If you see ads, flyers plsced anywhere else, please give to Ray and he will call and inform the person and keep track to attempto stopping messy soliciting.

Old Business: N/A

New Business: Request for parking space changes

Motion by Julie to exchange the numbers on parking spaces 2109 with 4105. .
2nd by Ray
Discussion: Steve 4105 sent letter to Board requesting permanent parking space number changes. Discussed opening Pandora's box as we have had several requests multiple times to change numbers for similar reasons. All others made arrangements with other unit owners or park in open spaces during 6 summer months. Raised need to be consistent, 2 cases we did change numbers were for association related issues, not personal and have declined personal requests. Issues change and next year the issue a change was made for goes away. Arrangements between unit owners are fine as long as that arrangement lasts. If we vote to allow change for Board member, we are setting very poor precedent. Recommend placing nice note letting owner that parks too close to your car know what the issue is and to please park more centered in their space to avoid hitting your car when they open their door.
Action: Passed Failed Abstentions (uncounted)

Item: Termite service quotes. After discussion we decided not to vote at this time and to request Orkin secure the price in current 04-01-2015 proposal until December when we will know have money. Donna will send request to Seacrest (Lennie) and report results next month.

Item: Consider Association foreclose on and flip 3108.

Motion by Steve to have Mark Mucci tell us status of unit and pros and cons of foreclose and buying unit and approves Donna to spend up to \$500 with Mr Mucci to get us that info.

2nd by Allen

Discussion: Unless we have good information, i.e., title search, etc. and advice of pros and cons we cannot make good decision on this course of action.

Action: Passed Failed Abstentions (uncounted)

Good & Welfare: N/A

Adjourned at: 5:15