**Oakridge Condominium HOA Special Assessment Meeting**

**(Meter Pack Replacement Building #1)**

**March 22, 2022 @ 6:00pm**

Minutes recorded audio/video by Beal Properties – Toni Myers

The meeting was called to order @6:08pm by John Litton

Those in attendance:

Jennifer Beard – Unit #11 (Zoom)

Steve Browder – Unit #9 (Proxy)

Shana Childers – Unit #22 (Zoom)

Rose Crawley – Unit #15 (Proxy)

John Deegan – Unit #20 (Proxy)

Irene Erion – Unit #8 (Proxy)

Bruce Jenkins – Unit #12 (Zoom)

John Litton – Unit #10

Bernadete Mare – Unit #1 (Proxy)

Khalid Malik – Unit #16 (Proxy)

Vince Marino – Unit #27 (Proxy)

Toni Myers – Property Management

Safia Naqi – Unit #3 (Zoom)

Bob Roepke – Unit #28

Scott Simpson – Unit #19 (Proxy)

Terry Thigpen – Property Management

Donna West – Unit #6 (Proxy)

John Litton stated Roll Call of proxies and attendees was 15 and permits a vote. Therefore, we will be voting on this issue.

Discussion:

John Litton stated that we have replaced the boxes on Buildings 2 & 3. The box on Building 1 is 42 years old and a potential hazard. We have had problems with them in the past. The company that built these boxes originally went out of business in the 80s with many lawsuits, fires and lots of problems. The board has already voted to replace it, and we are going to do that. We have the money in reserves, but it will pull $7,400.00 out of reserves. It will take our reserve account down significantly and we use this money to pay deductibles on insurance (also whatever we didn’t plan on during the year). As the buildings get older, those issues increase.

 The board decided to go with a special assessment to cover the replacement of the box. That would pay for the replacement and helps get our reserve account up enough to cover at least two of our deductibles and edging toward having all three buildings covered by the end of the year. After last night’s tornado warnings, I think most people understand it is almost a necessity. With all being said, is there any questions?

No questions were asked, and we will vote on this issue.

Toni Myers stated we would record the votes by total yes or no votes by those present, on Zoom, or proxy.

Motion by John Litton for special assessment of $275.00/per unit to cover the expenses to replace the faulty breaker box on Building #1 payable by August 1, 2022. Are there any questions?

Bruce Jenkins asked when will the work be done?

John Litton replied that the box has already been ordered and was scheduled to be installed today (March 22, 2022), however, CC Electric said it would ship sometime next week. It should be installed within the next couple of weeks. When scheduled, we will need to notify the owners/tenants a week prior as the power will be out from 8:00am – 5:00pm.

Motion was seconded by Bob Roepke.

Toni Myers asked all Zoom attendees in favor to raise their hands. Five (5) voted in favor. With proxy votes, Zoom and attendees – Yes votes – 14; No votes – 1. One vote pending.

The motion is passed.

Any other questions or concerns?

Shana Childers asked how payment could be made, (monthly or lump sum) and all owners should be notified.

John stated that if payment is made by August 1, 2022, we are okay as we are replenishing reserves.

Toni said they would make sure the owners knew that they could make payments or pay all at once by August 1, 2022.

Bruce asked if payment could be made by separate check instead of messing up auto-deduction with the bank.

Toni stated that would be fine to pay with check.

Toni/John asked if there were any other questions. There were no other questions or comments.

John thanked everyone for showing up and for their support. John adjourned the meeting at 6:20pm.