

**EXHIBIT "B"**  
**OAKRIDGE PROPERTY ASSOCIATION, INC'S BOARD RESOLUTION**  
**ATTACHED HERETO**



# EXHIBIT "B"

## Oakridge Property Owners Association, Inc. Board of Directors Meeting: Wednesday, April 29, 2015 Meeting Minutes

1. **Call to Order:** The meeting was called to order by Henry Kogel, Board Secretary, at 7:02 p.m.
2. **Roll Call of Directors:** Present – Nydia Menendez, Hope Donaldson, Johanna Matlow, Henry Kogel, Barry Galitzer. Quorum was established.

**Associa Property Management:** Heather Blank, Property Manager  
Mitchell Krauss, Director of Management Services

3. **Approval of Minutes of Previous Board Meeting:** Motion made by Johanna to include Total Assets, Cash In Operating and Reserve Figures next to Treasurer's Report in meeting minutes and approve minutes as written. Unanimously approved.

4. **Treasurer's report:**

Total Assets:	\$1,008,523
Cash in Operating Acct:	\$45,419
Reserves:	\$906,077

Based on March 2015 Financials and provided by Johanna Matlow.

5. **Management Report:** Provided by Association Manager

6. **Old Business:**

- A. **Lake Erosion Update:** Management mentioned meeting with Bill Anderson of American Shoreline Restoration. Touched on an alternate, more cost effective way of rebuilding the lake shoreline. Board recommended that we have Bill Anderson come speak at our next Board Meeting in May.

- B. **City of Hollywood Police Department Traffic Agreement:** Nydia made a motion to grant the Hollywood Police Department access to our roads to write traffic citations, seconded by Barry and unanimously approved. Management to contact Carol Solowsky and discuss the possibility of patrolling the community at certain times and locations.

- C. **Reconfiguration of Basketball Courts:** Tabled. Management to find a local court that BSN Sports has installed with the same configuration, but Oakridge will drop the southernmost basketball hoop. Oakridge needs to be able to adjust product so it cannot be vandalized or adjusted. Management to contact two other companies (Sport Surfaces and Fast Dry Courts) for pricing on adjustable hoops and seek price for removal of exiting hoops and installation of new hoops.

- D. **Fence Behind Basketball Courts:** Tabled. Management to pull a lot survey for homes along the white wood fence that runs along the basketball courts and tennis courts in order for Board to make a determination of who is responsible for the fence.

- E. **Annual Storm Drain Clean Out:** Management to contact A to Z Plumbing and include the French Drains in the FPL field and cul-de-sacs. Motion to approve A to Z Plumbing made by Johanna, seconded by Hope. Unanimously approved.

- F. **Storm Debris Clean Up Proposals:** Management to contact Cutters Edge and get response time in writing. Motion to approve Cutters Edge made by Johanna, seconded by Henry. Unanimously approved.

- G. **Amendments to Rules and Regulations/ Boat Yard Rules:** Motion to approve Renter's Section made by Henry, seconded by Hope. Approved Unanimously.

Trees Section is tabled. Management to contact Christy Dominguez, with the Architectural Control Committee records review and for a list of trees.

Signs Section – tabled.

Motion to approve Boat Yard Rules made by Hope, seconded by Henry. Approved Unanimously.

**7. New Business:**

- A. Painting Proposals (Guardhouse Interior/Exterior):** Motion made by Hope to approve John Simone's painting proposals, seconded by Henry. Approved Unanimously.
- B. Sign Compliance:** Motion made by Henry to approve Testa Signs, seconded by Barry. Approved Unanimously. Management to contact Testa Signs for further negotiation before proposal is executed.
- C. Second Entrance / Expansion of Entrance:** Tabled.
- D. 35<sup>th</sup> Avenue Gate – Security Camera Installation:** Tabled.
- E. Annual Tree Trimming:** Barry made a motion to approve Cutters Edge, seconded by Hope. Approved Unanimously.
- F. Spring Flower Change Out:** Motion made by Hope to approve the Red Graffiti Pentas, seconded by Johanna.
- G. Violations Process:** Management to revise language to violation letters Oakridge currently sends. Also to do away with First Friendly phone calls made by manager.

- 8. Meeting Adjourned** – Motion made by Hope, seconded by Henry and unanimously approved to adjourn meeting at 8:35 p.m.

Approved at the Board of Directors Meeting May 27 2015.

  
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Henry Kogel, Secretary  
Board of Directors  
Oakridge Property Owners Association, Inc.