

**One Bratenahl Place Condominium Association  
Minutes of the July 9, 2019 Board Meeting  
Property Manager's Office**

**Members Present:** Ted Westbrook, M.D., President  
Scott Kilpatrick, M.D., Vice President  
Corrine Hartman, Treasurer  
Mark Rodio, Secretary  
Sue Dempsey, At Large  
Bill Christ, At Large  
Ronnie McConnell, At Large

**Members Absent:** None.

**Invited Guests:** Blair Cancelliere and Bill Pender, First Realty Property Management  
Julie Perkins, Kaman & Cusimano

**Call to Order:**

There were sufficient members for a quorum. The Board Meeting was called to order at 6:02 p.m. by President Ted Westbrook.

**Meeting Discussions:**

1. Motion for Resolution to approve June 25, 2019 Minutes by Ronnie McConnell, seconded by Scott Kilpatrick; unanimously approved.
2. Discussion of Letter to Residents soliciting residents to volunteer for Committees for review and approval by Board. Motion for Resolution to approve by Corrine Hartman, seconded by Scott Kilpatrick; unanimously approved.
3. Treasurer's Report: will be given at next meeting; committee met and is working on budget with First Realty; will email expected budget to committee chairs and they will respond.
4. Property Manager Report (highlights):
  - a. Guard Shack: First Realty talked to broker (Kathy Lanese) from People's Insurance; she will review Grange documents and try to advance resolution; Motion for Resolution to approve for First Realty to proceed with Grange architect and obtain bids by Mark Rodio, seconded by Sue Dempsey; unanimously approved.
  - b. Air Handler #4 will be up and running by the end of this week.
  - c. 20 Azek Panels: discussed and reviewed multiple quotes; Motion for Resolution to approve replacement for \$4,460.88 by Mark Rodio, seconded by Ronnie McConnell; unanimously approved.
  - d. Spectrum will be here this week working on individual owner issues. They are ready to begin heat mapping of all units which will be done as soon as Blair can get it scheduled
  - e. First Realty will require resident approval to give out their email address and phone numbers to other residents (upon request).
5. Old Business:

- a. Replacement of 20 first floor panels with Azek: approved (see above).
  - b. NW and SW Basement Ramps: discussed and reviewed multiple quotes; Motion for Resolution to approve quote for \$4,909.50 by Mark Rodio, second by Scott Kilpatrick; unanimously approved.
6. New Business:
- a. Bar and Salon air handlers: Motion for Resolution to approve cleaning/service quote for \$2,695 by Mark Rodio, second by Ronnie McConnell; unanimously approved.
7. Committee Reports:
- a. Landscape & Grounds: adding trees along the north walkway will be considered; per First Realty, arborist came to evaluate trees; additional plantings and outcroppings have been tabled pending moneys being available from the end of the year budget.
  - b. House: will look at restaurant improvements; should consider consistent design plan for entire building; sent RFP to 7 design consultants, received 4 back, is reviewing; working on a refresh for the display cabinets.
  - c. Marketing & Communications: Cleveland Restoration Society Loans are available for over 50 yr. old property renovations; will schedule a joint informational meeting with 2 Bratenahl Place and additional literature will be made available.
  - d. MR&R: will work on a budget once they receive preliminary numbers from First Realty and the Finance Committee.
  - e. Social: new resident meet and greet in August being discussed; will report on picnic next time; will discuss social open houses.
  - f. Finance continues to work on Budget for approval by the board. Will be sending requests out to all committee chairs for their estimated needs for the 2019/2020 budget.
8. Regular Meeting adjourned at 7:20 p.m.

Respectfully,

Mark Rodio, Secretary

