

**One Bratenahl Place Condominium Association  
Minutes of the August 20, 2019 Board Meeting  
Property Manager's Office**

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

**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 6:03 p.m. by President Ted Westbrook.

**Meeting Discussions:**

1. Motion for Resolution to Approve August 6, 2019, Meeting Minutes by Ronnie McConnell, seconded by Mark Rodio; unanimously approved.
2. President's Report: discussion regarding status of guard shack; discussion regarding security incident on Eddy Rd.; discussion regarding resident request to keep tennis court open longer.
3. Treasurer's Report: projected \$120,000 deficit compared to \$300,000 deficit budgeted; most of the savings was in reduced operating cost; before approval of additional MR&R expense for this year.
4. Manager's Report: painting of Azek panels is underway; Spectrum report within a week; Osborne report expected by end of August; discussion regarding status of window inspections, manager will update the window project list;
5. New Business:
  - a. Generator maintenance: Motion for Resolution to approve one-year service contract with McDonald Equipment Co. for \$700 by Sue Dempsey, seconded by Ronnie McConnell; unanimously approved.
  - b. Kone: proposal to replace 2 or 3 obsolete electronic elevator drives discussed, price for 2 drives is discounted; Motion for Resolution to approve replacement of all 3 for \$70,032 subject to review of T&C by Ronnie McConnell, seconded by Ted Westbrook; unanimously approved.
  - c. M-A Bldg. Maintenance: proposal to caulk windows and doors on portion of west side of building; Motion for Resolution to approve for \$37,400 by Sue Dempsey, seconded by Scott Kilpatrick; unanimously approved.

- d. Trane quote for CO2 detection system with humidity and temperature sensors quote for \$59,000; Motion for Resolution to approve by Mark Rodio seconded by Ronnie McConnell subject to review of T&C and confirmation that warranty will apply even after garage ceiling repair work; unanimously approved.
  - e. In-Suite Services Policy: need to clarify language that charged in-suite services are only for service requests for non-Association elements;
  - f. Picnic Rules & Regulations: need to clarify language that there is no grilling permitted anywhere except approved picnic areas
  - g. Business CD Master Agmt. With Dollar Bank: Motion for Resolution to approve by Sue Dempsey, seconded by Scott Kilpatrick; unanimously approved.
6. Committee Reports:
- a. Landscape: west beds need re-done and hosta beds need something else for the winters, maybe globe arbors;
  - b. Marketing: change OBP passwords for residents needs to be done to make website secured; meeting with Cleveland Restoration Society is Sept. 11 at 7 p.m.
  - c. MR&R: no report, except for items already discussed;
  - d. House: Ted Westbrook & Sue Dempsey met with design consultants, waiting for proposals; plan to tour other buildings to get ideas;
  - e. Social: looking at new resident meet & greet on a Sunday in September
7. Regular Meeting adjourned at 7:08 p.m.

Respectfully,

Mark Rodio, Secretary

