

**One Bratenahl Place Condominium Association
Minutes of the Sept. 24, 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
Corrine Hartman, Treasurer
Scott Kilpatrick, M.D., Vice President

Members Absent: Bill Christ, At Large

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 5:59 p.m. by President Ted Westbrook.

Meeting Discussions:

1. Motion for Resolution to Approve August 20, 2019, Meeting Minutes by Ronnie McConnell, seconded by Mark Rodio; unanimously approved.
2. Motion for Resolution to Approve Sept. 10, 2019, Meeting Minutes as revised by Ronnie McConnell, seconded by Mark Rodio; unanimously approved.
3. President's Report: no report.
4. Treasurer's Report: no report.
5. Manager's Report: discussion regarding window project list, \$71,457.50 has been previously identified and approved for replacement, and will be funded from next two years (budgeted \$80,000 combined) subject to triage of additional window issues; Spectrum is working through issues; Osborn examined exterior façade with a drone and waiting on results; West-side ramps: will remove inside doors and re-key outside doors similar to east side, reviewing alignment on southwest ramps.
6. Old Business:
 - a. Policy for In-Suite Services: Motion for Resolution to Approve by Scott Kilpatrick, second by Corrine Hartman; unanimously approved.
 - b. Picnic Area Rules: Motion for Resolution to Approve by Sue Dempsey, second by Ronnie McConnell; unanimously approved.
7. New Business:
 - a. Potential Rewrite of Decl. & Bylaws: proposal by K&C for \$16,875, discussion regarding forming a committee to consider this initiative, obtaining owner interest and feedback (recognizing that this project may take 18-24 months to complete and significant involvement of both owners and the Board). Tabled for discussion in January 2020

- b. Gardiner Hot Water Maintenance Contract \$3,132 per year: discussion regarding 90-day warranty and limit for claims to be extended to 1 year minimum; Motion for Resolution to Approve (subject edits provided by the Board) by Corrine Hartman, second by Ronnie McConnell; unanimously approved.
 - c. Gardiner Boiler Contract \$3,960 per year: discussion regarding 90-day warranty and limit for claims to be extended to 1 year minimum; Motion for Resolution to Approve (subject edits provided by the Board) by Corrine Hartman, second by Ronnie McConnell; unanimously approved.
8. Committee Reports:
- a. House: Two proposals received from design consultants, will review; discussion regarding plants, furniture that is currently in storage and several Ivy Stone paintings for use in the garden court.
 - a. Landscape: first meeting is scheduled for Sept. 25, 2019 at 6 p.m.;
 - b. Marketing: in discussions with website manager; discussion regarding shared expenses with 2BP; updated some brochures; meeting regarding Cleveland Restoration Society low-interest loans was well-attended.
 - c. MR&R: will schedule first meeting soon.
 - d. Social: new resident meet and greet on Sept. 29 from 4-6 p.m.; holiday party potential on Thursday Dec. 5 or 12.
9. Regular Meeting adjourned at 7:03 p.m.

Respectfully,

Mark Rodio, Secretary

