

**One Bratenahl Place Condominium Association  
Minutes of the Oct. 22, 2019 Board Meeting  
Guest Suite 101**

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

**Members Absent:** Corrine Hartman, Treasurer

**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 Oct. 8, 2019, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: no report separate from agenda items.
3. Treasurer's Report: written report provided.
4. Manager's Report: financial report discussion, no variance matters of concern; discussion regarding car charging panels, will obtain quote on additional bike storage area in NW corner of garage; Osborn façade design is out to bid; MA quoted garage ceiling c. \$150,000, will get additional quotes; 2 quotes received for gate house, insurance waiting for their quote; elevators will be done after Jan. 1; Prochaska coming to look at pipes and risers; working with Walt Scheutzow on basement ramps.
5. Old Business:
  - a. Open Meeting: discussion regarding items to discuss; questions so far on wifi and car charging; discussion regarding Ted Westbrook starting with general impressions and general update on main topics; discussion regarding topics to be addressed; how we related to 2BP; main information should be communicated by Ted Westbrook and Blair Cancelliere.
  - b. Financial Audit Proposal: Motion for Resolution to approve by Sue Dempsey, second by Scott Kilpatrick, unanimously approved.
  - c. Parking Garage Rules: discussion regarding whether assigned parking should be available for reassignment when unit is vacated; discussion regarding whether to restrict lease of spots by non-residents or non-owners; Motion for Resolution to approve Parking Policy by Mark Rodio, second by Ronnie McConnell; unanimously approved.

6. New Business:
  - a. Garage Cell Booster: Motion for Resolution to approve by Sue Dempsey, second by Ronnie McConnell; unanimously approved.
  - b. Vending Lease: tabled.
  - c. Thermal Imaging of main electrical room: Motion for Resolution to approve by Ronnie McConnell, second by Mark Rodio; unanimously approved.
  - d. One Touch Towing Poster for Garage: Motion for Resolution to approve by Ronnie McConnell, second by Mark Rodio; unanimously approved.
7. Committee Reports:
  - a. House: meeting next Monday, Oct. 28.
  - b. Landscape: nothing to report.
  - c. Marketing: mtg. Oct. 28 with 2BP, discussion on hosting website and platform.
  - d. MR&R: first meeting Oct. 23.
  - e. Social: meeting next Monday, Oct. 28, Bill Christ and Jo Manette Nousak have volunteered; Motion for Resolution to approve by Sue Dempsey, second by Scott Kilpatrick; unanimously approved.
8. Regular Meeting adjourned at 7:26 p.m.

Respectfully,

Mark Rodio, Secretary

