

**One Bratenahl Place Condominium Association  
Minutes of the Nov. 12, 2019 Board Meeting  
Management 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 (by phone)

**Members Absent:** None.

**Invited Guests:** Blair Cancelliere and Jim Grasso, First Realty Property Management  
Jay Cusimano, 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. Jay Cusimano: managing partner and head of operations at K&C, Julie reported to him; he will take over her role in the short term, he has all her notes and summaries of meetings; same rules still apply.
2. Nov. 26 meeting is cancelled.
3. Jim Grasso: Bill Pender is leaving First Realty at the end of the year; Jim will be filling-in for Bill.
4. Motion for Resolution to Approve Oct. 22, 2019, Meeting Minutes, by Mark Rodio, second by Scott Kilpatrick; unanimously approved.
5. President's Report: no report separate from agenda items.
6. Treasurer's Report: no report aside from agenda items.
7. Manager's Report:
  - a. security system locks-out elevators between 8 pm-6 am, discussion about whether should lock-out 24 hours a day;
  - b. bike storage – looking at wall mounts;
  - c. gatehouse – proposals have gone to Grange and Cincinnati Insurance with only items required by code, range will be \$90,000, discussion regarding replacement and whether invokes the \$15,000 limit, per Jay Cusimano, can replace old building with a new building with modern standards would not implicate the \$15,000 limit; Per Blair, Grange owes value of what was destroyed, Cincinnati would owe value of replacement include code and law upgrades; basement ramps SW starting Nov. 13;
  - d. discussion regarding roof concrete “off gassing” causing bubbles, manufacturer recommended one-way vents and bleed trap coating;

- e. projects planned for Spring and Summer include windows, doors, glazing, tuck-point wall;
  - f. pipes and risers have most issues at threaded connections, will do further study;
  - g. garage ceiling estimate is \$150,000, asked MA to value engineer to \$125,000-\$130,000 range, with other bids might be able to get down to \$115,000;
  - h. elevators scheduled for after Jan. 1;
  - i. installation began on garage exhaust upgrade;
  - j. fire alarm some bad wiring will be replaced in Phase Two, question on capacity of enunciators and whether loud enough to alert unit, looking at tying the enunciators to the smoke detectors.
8. New Business:
- a. Vending Machines: discussion regarding whether we should still offer free coffee, discussion regarding use non-residents, discussion regarding changing from beans to liquid coffee to save on cost, discussion regarding resident survey on this and other issues.
  - b. New Linens for Guest suites approx. cost \$1,500; Motion for Resolution to approve by Sue Dempsey, second by Scott Kilpatrick; unanimously approved.
  - c. Van Auken Akins Architects: House Cmte. recommends hiring them for scope of work to develop budget for common areas with a not-to-exceed architect planning budget of \$15,000, benefit that they have been here before. Discussion only, motion to approve will be made after RFP and proposals are shared with the full board.
  - d. Balcony decorations: Thanksgiving through second Sunday in January; Motion for Resolution to Approve by Corrine Hartman, second by Sue Dempsey; unanimously approved.
9. Ratify actions outside meeting:
- a. Parking Garage New Rules: discussed new provisions prohibiting non-resident rentals and requiring notification of use by others, discussion regarding adding notifying manager of approx. dates of permission; Motion for Resolution to approve by Ted Westbrook, second by Sue Dempsey; approved 6-1.
  - b. Emergency Boiler Repair: Motion for Resolution to approve Mark Rodio, second by Corrine Hartman; unanimously approved.
  - c. Collection Policy Changes: refer to Finance Cmte. and attorney from K&C.
10. Committee Reports:
- a. House: several requests for people to donate items with memorial plaques, piano, Ivy Stone paintings, piano may be better than the one in the restaurant; decline the plaques on these items; decided not to change the charter other than deleting the "in good standing" language.
  - b. Landscape: discussion regarding two bids for perennials; recommendation of Lanhan.
  - c. Marketing: no report.
  - d. MR&R: see minutes.

- e. Social: couple new members joined, discussion regarding upcoming events and decorations.
- f. Discussed having all committee charters updated and posted on our website along with the list of committee members.

11. Regular Meeting adjourned at 7:31 p.m.

Respectfully,

Mark Rodio, Secretary

