

**One Bratenahl Place Condominium Association
Minutes of the Jan. 7, 2020, Board Meeting
Management Office**

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

Members Absent: None.

Invited Guests: None.

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. Dec. 10, 2019, Meeting Minutes: revisions discussed.
2. President's Report: no report aside from agenda items
3. Treasurer's Report: no report aside from agenda items.
4. Old Business:
 - a. Coffee Service: discussion regarding potential liquid coffee in Garden Court.
 - b. Garage Ceiling Repair: resolved under new business.
5. New Business
 - a. Date of Annual Meeting; May 28, 2020 Suggested: discussion scheduling annual meeting for May 28, 2020; Motion for Resolution to Approve by Mark Rodio, Corrine Hartman; unanimously approved.
 - b. Garage Ceiling Repair; New bid from M-A Building is \$142,980: Motion for Resolution to Approve by Ted Westbrook, Ronnie McConnell; unanimously approved.
 - c. Replacement Parts for Boiler Combustion Ventilation System: Quote from Gardiner is \$5,988; Motion for Resolution to Approve by Ted Westbrook, Ronnie McConnell; unanimously approved.
 - d. Fire Alarm Evac. Upgrade: Proposal from Shannon Electric reviewed; action postponed pending further discussion with First Realty.
 - e. Lobby Flowers and Plant Maintenance in Garden Court: discussion regarding service being provided, discussion regarding need for written contracts.
 - f. T5x Treadmill in Fitness Center: discussed; Cost to Replace Treadmill is \$5,670 with new, repair would be \$1,749.18; Ted Westbrook to discuss with First Realty potential of obtaining 0-6 month used gym-grade machine.

- i. Preventative Maintenance on all Gym Equipment Two Times Per Year for \$432.00 per year: Motion for Resolution to Approve by Ted Westbrook, Sue Dempsey; unanimously approved.
 - g. Gate House Design: discussion regarding potential proposals from Osborn and Van Auken Aken to design different from original; before considering different design, Ted Westbrook will ask First Realty to confirm the cost to finalize original bid drawings into construction drawings and First Realty will need to confirm no construction cost changes.
 - h. Board Meetings: discussion regarding having first meeting of each month be special agenda and second meeting will have regular agenda; Mark Rodio has sent calendar announcements for dates previously circulated and now approved (Jan. 21, Feb. 11 and 25, March 10 and 24, April 14 and 28, May 12 and 26).
- 6. Ratify actions taken outside meeting:
 - a. Two Lanhan Proposals for planting bulbs and annuals and for landscape maintenance: Motion for Resolution to Approve by Mark Rodio, Ronnie McConnell; unanimously approved.
- 7. Regular Meeting adjourned at 7:09 p.m.

Respectfully,

Mark Rodio, Secretary

