

**One Bratenahl Place Condominium Association
Minutes of the Jan. 21, 2020, Board Meeting
Guest Suite 101**

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

Members Absent: Bill Christ, At Large

Invited Guests: Blair Cancelliere and Jim Grasso, First Realty.

Call to Order:

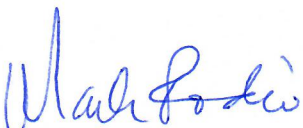
There were sufficient members for a quorum. The Board Meeting was called to order at 6:04 p.m. by President Ted Westbrook.

Meeting Discussions:

1. Jan. 7, 2020 Meeting Minutes: Motion for Resolution to Approve by Ronnie McConnell, Corrine Hartman; unanimously approved.
2. Dec. 10, 2019, Meeting Minutes: revisions discussed to paragraph 4; Motion for Resolution to Approve by Ted Westbrook, Corrine Hartman; unanimously approved.
3. President's Report: no report aside from agenda items.
4. Treasurer's Report: YTD report to budget discussed; MR&R YTD discussed, moving \$65,000 from allocation for garage exhaust (already allocated last year) to garage ceiling; Motion for Resolution to Approve by Corrine Hartman, Sue Dempsey; unanimously approved.
5. Property Manager's Report:
 - a. Gatehouse: have stamped, Village-approved, construction drawings; First Realty will obtain construction bids; discussion regarding potential items to upgrade; Board will review drawings.
 - b. Salon renovations pending Salon owner scheduling with First Realty.
 - c. Windows: Doug has pneumonia; will continue inspections after recovers.
 - d. Tuckpointing: talking to Bama Masonry about quotes; need to review deed of easement for 2BP regarding responsibility for Eddy Rd. wall north of the guard shack.
 - e. Landscaping: scheduling approved work with Lanhan
 - f. Garage ceiling: repair work is underway
 - g. Elevators: electronic drive repairs are underway
 - h. Garage exhaust system is up and running; need final testing
 - i. Fire Alarm: second phase will begin now instead of July to correct faulty wiring.

- j. NEORSD: appeal on sewer charges for sprinkler water (does not enter sewer system); meeting scheduled for Feb. 24 at 1:00 pm.
 - k. Appliance installations: there is a moratorium right now; First Realty would like it lifted. Motion for Resolution to remove the moratorium on appliance repairs and installations by Mark Rodio, Ronnie McConnell; unanimously approved.
6. Old Business:
- a. Collection policy: tabled.
 - b. Coffee Service: discussion regarding potential liquid coffee in Garden Court; additional proposals from Aramark and VanRoy Coffee; Motion for Resolution to Approve to keep free and First Realty to decide most cost effective solution by Sue Dempsey, Ronnie McConnell; approved 4-2.
 - c. Lobby Flowers and Plant Maintenance: asked House Cmte. for guidelines
 - d. Cleaning of Lobby Chandeliers: First Realty will get quote from third-party vendor.
 - e. Treadmill Replacement: First Realty will get additional quotes for Precor and Life Fitness models.
7. New Business
- a. Facility Reservation Form: Motion for Resolution to Approve by Ronnie McConnell, Ted Westbrook; unanimously approved.
 - b. Ballot Replacement Policy for May Election: question how to track replacement ballots; tabled for discussion with K&C on Feb. 25
 - c. Pet Policy: discussion of Ted's proposed letter to send to pet owners only; second letter from Board to all owners.
 - d. Leasing of Units: checklist proposed by First Realty; Motion for Resolution to Approve by Ronnie McConnell, Scott Kilpatrick; unanimously approved.
8. Regular Meeting adjourned at 7:13 p.m.

Respectfully,



Mark Rodio, Secretary