

**One Bratenahl Place Condominium Association
Minutes of the March 10, 2020 Board Meeting
Guest Suite 101**

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
Ronnie McConnell, At Large
Bill Christ, At Large

Members Absent: None

Invited Guests: Blair Cancelliere, First Realty Property Management
Jill Henzler, Kaman & Cusimano

Call to Order:

There were sufficient members for a quorum. The Board Meeting was called to order at 6:00 p.m. by President Ted Westbrook.

Meeting Discussions:

1. Motion for Resolution to Approve Feb. 25, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: moving forward with First Realty, let's all work on what is in front of us and leave the past behind; announced what we need to for now regarding corona virus; talked to Carl Muller regarding gate house rebuild, will be setting a meeting; potential change to April 14 from Board meeting to informational meeting.
3. Treasurer's Report: combined meeting with MR&R and Finance minutes; proposed amendment to Declaration to make individuals responsible for all obligations of ownership; question of whether to hold security deposits on LLCs, Corporations or Trusts or late pays in addition to or instead of amendment (Bylaws Art. 7, Section 7 permits security deposits); everyone will review for other potential changes to Declaration; discussion of potential collection policy revisions and potential increase of late fee; discussion of ways to expedite collection to avoid large balances and potential losses or write-offs; discussion of potential of placing a lien sooner; Motion for Resolution to Approve to move \$85,000 from Reserve to Operating, which is the first of the \$400,000 we planned to move when we approved the 2019/2020 budget, by Corrine Hartman, second by Mark Rodio; unanimously approved.
4. Manager's Report: discussed report; fire alarm upgrade, will need to do sound check in the units for speakers (which are required by code); window inspections, recruited Mike Rohal to assist in inspections; waiting on quotes on tuckpointing wall; treadmill is being repaired by second quote company for \$975.
5. Old Business:

- a. Facility Use Agreement: our insurer's loss control consultant (Brian Toohig) is ok with \$300,000 with no liquor, \$1.0 million with liquor; Mark Rodio will find out premium differential on increasing \$300,000 personal liability to \$1.0 million; revisions to policy will be discussed next meeting.
6. New Business:
 - a. Motion for Resolution to Approve insurance renewal by Sue Dempsey, second by Corrine Hartman; unanimously approved.
 - b. Motion for Resolution to Approve pressure washing exterior wall to prepare for masonry estimates by Mark Rodio, second by Corrine Hartman; unanimously approved.
 - c. Motion for Resolution to Approve raising height of ceiling in side northwest garage door due to change in ramp by Ronnie McConnell, second by Mark Rodio; unanimously approved.
7. Committee Reports:
 - a. House: want approval for \$18,700 for Van Auken Aiken to provide design grade options; Motion for Resolution to Approve by Sue Dempsey, second by Bill Christ; unanimously approved.
 - b. Landscape: will look at little fences around beds with bulbs to keep dogs from peeing on them.
 - c. MR&R: will look at 5-10 year plan; look at adding shut-off valves to convectors.
 - d. Marketing: none.
 - e. Social: none.
8. Regular Meeting adjourned at 7:25 p.m.

Respectfully,

Mark Rodio, Secretary

