

**One Bratenahl Place Condominium Association
Minutes of the May 12, 2020 Board Meeting
By Telephone**

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
Bill Christ, At Large

Members Absent: None.

Invited Guests: Blair Cancelliere, 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 3:01 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve April 28, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. Old Business:
 - a. Gatehouse Status; Ted discussed the updated quotes, plus the quote from the 2BP contractor, planning to meet with Blair and 2BP and then have the Board to decide what to do; discussion regarding timing and cost; suggestion of meeting with two contactors to confirm “apples to apples” quotes and decide how to proceed next meeting; Blair will compile costs to date.
 - b. Election Announcement; Motion for Resolution to Approve by Mark Rodio second by Ronnie McConnell; unanimously approved.
 - c. Annual Meeting; discussion regarding written statements from Board and Committee Chairs on status; per Jay Cusimano, can circulate minutes from last year’s annual meeting anytime, but can only approve at next annual meeting.
 - d. Virtual “meet the candidates”: planning on one meeting, maybe by Zoom, on May 18 or May 19; Spectrum may be able to have a designated channel, but may be expensive; could do 30-day trial on Zoom; maybe questions in advance by this Friday; Ted see if William Gary will moderate;
 - e. 2018-2019 Audit; Motion for Resolution to Approve by Corrine Hartman second by Mark Rodio; unanimously approved.
3. New Business:
 - a. Windows: discussion about window contractor and work on hold since COVID-19; Blair recommends to keep the hold to protect residents; discussion about when

to restart the work and potentially working on units where residents approve;
safety is high priority; Blair will contact residents on the list.

4. Regular Meeting adjourned at 4:12 p.m.

Respectfully,

Mark Rodio, Secretary

A handwritten signature in cursive script that reads "Mark Rodio". The signature is written in black ink and is positioned below the typed name.