

**One Bratenahl Place Condominium Association
Minutes of the June 9, 2020, Board Meeting
By Telephone**

Members Present: Ted Westbrook, M.D., President
Bill Christ, Vice President
Sue Dempsey, Treasurer
Mark Rodio, Secretary
Christopher G. Axelrod, At Large
Ronnie McConnell, At Large
John Peca, At Large

Members Absent: None.

Invited Guests: Blair Cancelliere & 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 4:03 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve May 26, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; approved by 5-0, with 2 abstentions.
2. Motion for Resolution to Approve May 28, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
3. President's Report: Discussion of how the Board Operates, interaction with Manager should be through the President per the Management Agreement, President is CEO of the Board and responses to residents and emails should be through the President; per Jay Cusimano, should be cautious in what is stated in emails since it is discoverable, use email to exchange information but not to debate issues, recommend separate email address for Board emails so easy to produce; per Ted, encourages Board to use telephone to discuss matters.
4. Old Business:
 - a. Gatehouse Status: Rogers & Cahill revised quote for non-copper roof and to add bollards; contract was sent to Rogers & Cahill for review today; question whether can have power outside to plug-in at back door;
5. New Business:
 - a. Dog Issues: complaints about people taking dogs out of lobby, relieving themselves in inappropriate places, we have rules, do not want to make this a "police state," if going to have a policy, should enforce it.
 - b. Removal of Drinking Fountains in Basement: question whether they are needed to provide potable drinking water; question about effect of COVID-19; question on whether it detracts from image to buyers and property value; Motion for

- Resolution for Removal of Drinking Fountains by Christopher G. Axelrod, second by John Peca, motion did not carry 1-6; will be subject of further discussion.
- c. Signage on Brick Pillar at Eddy Rd.: question raised by a resident of whether can upgrade the appearance of the granite inset with the gold lettering; question whether could upgrade the sign to match other Village signs via some sort of bronze like art metal bolted over the existing granite; needs more information and review.
 - d. Proposal for Two New Committees: Tabled until next meeting.
 - i. Real Estate Committee: discussion whether this should be part of the Marketing Committee.
 - ii. Safety & Security Committee: Tabled.
 - e. Proposal to change paragraph 7 of Code of Ethics to provide minutes can reflect how Member voted upon request: Motion for Resolution per written proposal submitted in advance by John Peca [That Paragraph 7 of the Code of Ethics and Rules of Conduct for One Bratenahl Place Condominium Association Board Members be amended to provide that any Board member may direct to have his or her vote (yes, no or abstain) be reflected in the Minutes for any matter for which there is not unanimous Board approval], second by Christopher G. Axelrod, motion does not carry 2-5; per Jay Cusimano, it is discretionary with the Board.
 - f. Proposal that copy of Code of Ethics be distributed to all owners: question of whether it should be distributed or just available for the asking; Motion for Resolution to make available on App Folio and let residents know it is there by John Peca, second by Ted Westbrook, unanimously approved.
 - g. Laundry Cleaning: discussions whether we are following what is recommended by CDC; question of whether to add hand sanitizer besides the wipes; question of what the State requires.
 - h. Hand sanitizer stations: discussion whether to add by all elevator lobbies, resident services desk, and mail room; Motion for Resolution per written proposal submitted by John Peca [That the Manager be instructed: 1. To establish hand sanitizer dispenser stations (preferably automatic) near all elevators on the Lobby and Garage Levels, in the Laundry Room, at the Resident Service Desk and in the Mail Room.], no second.
6. Window Replacement: Motion for Resolution to approve those scheduled for replacement on the spreadsheet up to \$40,000 by Sue Dempsey, second by Ronnie McConnell; unanimously approved.
 7. Pool Attendant: 2BP has requested we pay \$267 per week for 1BP share of a designated attendant; Motion for Resolution to Approve by Mark Rodio, second by Sue Dempsey, unanimously approved.
 8. Discussion about brass sign to indicate when mail room is closed for delivery; Blair will review and get back to us.
 9. Regular Meeting adjourned at 5:23 p.m.

Respectfully,

Mark Rodio, Secretary

