

**One Bratenahl Place Condominium Association  
Minutes of the June 23, 2020, Board Meeting  
Penthouse**

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

**Members Absent:** Bill Christ, Vice President

**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 4:06 p.m. by Secretary Mark Rodio.

**Meeting Discussions:**

1. Motion for Resolution to Approve June 9, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: nothing separate from meeting agenda.
3. Treasurer's Report: Sue has distributed a report comparing YTD to budget; underspent amount at end of year (net income) can be transferred to MR&R to reduce that deficit; still have \$147,841 left to spend in budgeted MR&R work for this fiscal year; Motion for Resolution to Approve budget committee of Sue Dempsey, Blair Cancelliere, Leann Smith, Rich Nicholson, Mark Rodio, and Jeannette Webster by Ted Westbrook, second by Sue Dempsey, unanimously approved.
4. Manager's Report: see report; Reserve Advisors is scheduled for week of July 13 (updated reserve study site visit).
5. Old Business:
  - a. Gatehouse: drawings are in process.
  - b. Signage on Brick Pillar at Eddy Rd.: tabled.
  - c. Removal of Drinking Fountains in Basement: there are 3 in the basement, 1 by each of the north and south elevators, and 1 by employee bathroom. Christopher was proposing to remove the 2 by the elevators. They are off now due to COVID-19.
  - d. Dog Issues: discussion of existing rules; front door may be used, but dogs are not to pee on the structures of the building; rules should be redistributed.
  - e. Proposal for Two New Committees:
    - i. Real Estate Committee: this will be part of the Marketing Committee.
    - ii. Safety & Security Committee: tabled.
    - iii. Charters are on App Folio; we will request volunteers to re-volunteer.

6. New Business:

- a. Parking lot maintenance quote from Seal Tech: Motion for Resolution to Approve by Ronnie McConnell, second by Ted Westbrook; unanimously approved.
  - b. Hot Water Heater maintenance quote from Gardiner: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - c. Boiler maintenance quote from Gardiner: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - d. Water Treatment program maintenance quote from Gardiner: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - e. Ice Dispenser Quotes from A-1 Rest. Equip. Co. & TriMark: discussion about current machine vs. replacement machine volume and cost; discussion regarding most frequent use being for coolers; Motion for Resolution to Approve turning existing machine back-on with proper signage (for COVID-19 and to use at own risk) by Christopher G. Axelrod, second by John Peca; unanimously approved.
  - f. Discussion about adding to the rules regarding adornment (balcony coverings, including those affixed such as tile) being the responsibility of the owner and future owners, not the Association; First Realty will add to the Rules.
7. Regular Meeting adjourned at 4:58 p.m.

Respectfully,

Mark Rodio, Secretary

