

**One Bratenahl Place Condominium Association
Minutes of the July 14, 2020, Board Meeting
Penthouse**

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, 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 3:58 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve June 23, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: nothing separate from agenda.
3. Treasurer's Report: CD interest rates are lower; Motion for Resolution to Approve renewal of CD maturing at Independence Bank for 6 months by Sue Dempsey, second by Ronnie McConnell; unanimously approved. Motion for Resolution to Approve renewal of two Dollar Bank CDs, by Sue Dempsey, second by Ronnie McConnell; unanimously approved. Discussion regarding potential for refinance of Dollar Bank loan; Finance Committee will review.
4. Manager's Report: see written report; Reserve Advisors was here today, no surprises, expect a draft report within a month;
5. Old Business:
 - a. Gatehouse: color selection on metal roof and brick; Motion for Resolution to Approve close match on roof to south doghouses from available stock colors (Tropical Patina) and to match brick to pillars and wall from available stock (Rustic Burgundy), by Mark Rodio, Ronnie McConnell; unanimously approved.
 - b. Motion for Resolution to Approve mandatory masks in interior common areas by Ted Westbrook, second by Sue Dempsey; unanimously approved.
 - c. Committees: request for volunteers; Board chairs:
 - i. Finance -- Sue
 - ii. Marketing -- Bill
 - iii. House -- Ted
 - iv. Landscaping -- Ronnie & Mark

- v. MR&R – Ronnie & Mark
- vi. Social – Christopher

6. New Business:

- a. Security Sub-committee: discussion regarding formation of subcommittee to review the issues and report back to the Board including potential costs chaired by Ted; Motion for Resolution to Approve by Ted Westbrook, second by Mark Rodio; unanimously approved.
 - b. Cooling Tower Fan Invoice: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - c. Repair Pipe in Storage Tank: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - d. Bistro Dishwasher Repair: with waiver of \$500 by Bistro operator; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - e. Lobby Chandelier Quotes: tabled.
7. Regular Meeting adjourned at 4:41 p.m.

Respectfully,

Mark Rodio, Secretary

