

**One Bratenahl Place Condominium Association  
Minutes of the July 28, 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 (by phone)  
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 4:01p.m. by Secretary Mark Rodio.

**Meeting Discussions:**

1. Motion for Resolution to Approve July 14, 2020, Meeting Minutes, by Mark Rodio, second by Sue Dempsey; unanimously approved.
2. President's Report: nothing separate from agenda.
3. Treasurer's Report: distributed three documents for discussion, including budget for operating and MR&R as of June 2020 and balance sheet, projected to have a positive variance, which will be returned to MR&R fund for future use.
4. Manager's Report: nothing separate from agenda.
5. Old Business: none.
6. New Business:
  - a. Flat roof quote from Roof MDs: Motion for Resolution to Approve with 10 yr. warranty, plus bleed trap and vents, for \$95,572.00 by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - b. Wall tuckpointing quote from M-A Bldg.: Motion for Resolution to Approve for \$52,535,00 by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - c. Exhaust fan #9 & garage ramp fan replacement quote from Gardiner: Motion for Resolution to Approve with prior terms & conditions for \$10,795.00 by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - d. Garage spots striping quote from CMS: Motion for Resolution to Approve (excluding blocks, but add the directional pillars) for \$5,750 plus tax by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - e. Tree trimming quote from Montgomery Tree: for pin oaks; ask him to specify which trees; Motion for Resolution to Approve to trim all the 6-8 pin oaks near

parking spots for \$3,024.00 by Mark Rodio, second by Ronnie McConnell;  
unanimously approved;

- f. Discussion about having arborist Jason Knowles to map trees and recommend.
- g. Front door: changed hours at which the front door is locked on weekends,  
discussion regarding restaurant business; prior decision was when front desk was  
staffed until 10 p.m.; Motion for Resolution to Approve keeping lobby door  
unlocked on Saturday until 9 p.m. by Sue Dempsey, second by Mark Rodio;  
unanimously approved.

7. Regular Meeting adjourned at 4:45 p.m.

Respectfully,

Mark Rodio, Secretary

A handwritten signature in cursive script that reads "Mark Rodio".