

**One Bratenahl Place Condominium Association
Minutes of the August 11, 2020, Board Meeting
Penthouse**

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

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 4:00 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve July 28, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: thanks to Blair & staff for staying late during President Trump's visit; dog rules and potential dog committee potential members; still working with Spectrum; .
3. Treasurer's Report:
 - a. Proposed Budget for 2020-2021: recommended by the Committee, recommending 4% increase in the total fee to add additional funding to MR&R, last increase was 2015-2016 and was 6% increase, with opt out letter to be sent, Motion for Resolution to Approve by Sue Dempsey, second by Mark Rodio, unanimously approved.
4. Manager's Report: nothing separate from agenda.
5. Old Business: none.
6. New Business:
 - a. Committee Volunteers: solicit.
 - b. Proposal for Façade Repair from M-A Building for \$30,375, Motion for Resolution to Approve with 10% contingency by Mark Rodio, second by Ronnie McConnell, unanimously approved.
 - c. Proposal for Window & Door Wet Seal & Perimeter Caulking from M-A Building for \$37,710: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell, unanimously approved.
 - d. Proposal to Refeed Garage Circuits from Shannon Electric for \$3,430: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell, unanimously approved.

- e. Gardiner Proposal for 4 Johnson Valves for \$4,275: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell, unanimously approved.
- f. Policy for Electronic Door Locks: residents required to provide access code in sealed envelope to Resident Services Desk to keep with the keys in locked box; Bylaws Art. IX provides Association with right of access; Motion for Resolution to Approve by Mark Rodio, second by Sue Dempsey, unanimously approved.
- g. Dog Rules: John Peca suggests that an ad hoc subcommittee for the development of proposed rules for dog owners be established as a subcommittee to the By-Law and Rules Committee, John Peca to Chair the subcommittee to be composed of four other members, including two dog owners and two non-dog owners; discussion regarding whether Board should examine potential changes before forming another sub-committee; Motion for Resolution to Approve by John Peca, second by Christopher G. Axelrod, votes 2-4-1.
- h. Discussion by Sue Dempsey regarding whether landscaping can be adjusted for dogs
- i. Discussion of Board subcommittee on Dog Rules: Bill Christ suggests forming subcommittee of Board members, Ted, Bill, Sue, Christopher and John volunteered, Motion for Resolution to Approve by Bill Christ, second by Sue Dempsey, unanimously approved.

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

Respectfully,

Mark Rodio, Secretary

