

**One Bratenahl Place Condominium Association
Minutes of the August 25, 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 (by phone)

Members Absent: None.

Invited Guests: Blair Cancelliere, First Realty Property Management
Jill Henzler, 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 Aug. 11, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: will discuss security committee; meeting with 2BP tonight to discuss some share expenses; discussed service issues with Spectrum again.
3. Treasurer's Report: provided 3 reports for review and discussion; Motion for Resolution to Approve moving checking account from interest bearing into free checking since fees exceed interest by Sue Dempsey, second by Ted Westbrook; unanimously approved; discussion regarding CD interest rates and lower rates on renewal.
4. Manager's Report: nothing separate from agenda.
5. Old Business: none.
6. New Business:
 - a. Renewal of Service Agreement for Generator with McDonald Equipment: proposal for \$700.00 (same price as last year); Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - b. Emergency Service to Garage Door System by Barcol Door for \$2,093.75: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - c. Plumbing Work proposal by Prochazka Plumbing for \$10,150.00: will get a second quote; four different areas need repair, all building systems; Motion for Resolution to Approve with MR&R co-chairs reviewing second quote by Mark Rodio, second by Ronnie McConnell; unanimously approved.

- d. Proposal for Audit FYE 8-31-20, tax return, and monitor next year's election from Devin & Assoc. for \$6,195.00: Motion for Resolution to Approve by Sue Dempsey, second by Ronnie McConnell; unanimously approved.
- e. Bratenahl Place Nameplate: we have easement to the existing pillar; request for Board to approve placement of bronze plaque with cost to be privately funded by residents of both buildings and owned by Association once installed; Motion for Resolution to Approve by Ted Westbrook, second by Christopher G. Axelrod; unanimously approved.

7. Regular Meeting adjourned at 4:27 p.m.

Respectfully,

Mark Rodio, Secretary

