

**One Bratenahl Place Condominium Association
Minutes of the September 8, 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 4:00 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve Aug. 25, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report:
 - a. We have 31 feet of shoreline where the creek meets the lake only.
3. Treasurer's Report:
 - a. Got 62% approval on opt-out.
 - b. Going to cash-out a CD to pay for planned projects.
 - c. Auditor has been engaged.
4. Manager's Report: building projects update report.
5. Old Business: none.
6. New Business:
 - a. Estimate to repair brick and fencing and gate arm is \$16,000; Insurance deductible is \$10,000: Motion for Resolution to Approve paying deductible by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - b. Communication with the Gatehouse: discussion regarding whether to install landline or to obtain separate cellular phone for security.
 - c. Proposal from Tom Schaefer Plumbing for to insulate 15 foot long section of 6 inch pipe above Unit 1504 for \$1,200: Motion for Resolution to Approve up to \$1,200 after obtaining second quote, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
 - d. Future meetings: Oct. 6, 20, Nov. 17, Dec. 15.
7. Regular Meeting adjourned at 4:30 p.m.

Respectfully,

Mark Rodio, Secretary

A handwritten signature in blue ink that reads "Mark Rodio". The signature is written in a cursive style with a large initial "M" and a distinct "R".