

**One Bratenahl Place Condominium Association  
Minutes of the October 6, 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 Sept. 8, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: thanks for assistance during health issue; another meeting of Security Subcommittee will happen shortly; Motion for Resolution to Re-Approve (previously approved on March 10, 2020, in prior fiscal year but not expended) Van Auken Aiken to provide design grade options for \$18,700 by Sue Dempsey, second by Ted Westbrook; unanimously approved; balcony umbrellas will be considered specifically in re-write of Bylaws; discussion with 2BP regarding 60 feet of shoreline owned by Village at end of Eddy Rd. (extension) will be scheduled.
3. Treasurer's Report:
  - a. Discussion of year-end and comparison of budget to actual; discussion of items accrued to last year; discussion of \$45,200 of expenses unbudgeted for current year.
  - b. Budget Motions: see attached for complete resolutions 1a.-e. and 2; approved as indicated:
    - i. 1a -- unanimously approved
    - ii. 1b -- unanimously approved
    - iii. 1c -- unanimously approved
    - iv. 1d -- unanimously approved
    - v. 1e -- unanimously approved
    - vi. 2 -- unanimously approved.

4. Manager's Report: written report provided; \$750 for Eddy Rd. man gate repair and \$2,000 for new one; Motion for Resolution to Approve \$750 repair by Ted Westbrook, second by Ronnie McConnell; unanimously approved.
5. Old Business: none.
6. New Business:
  - a. Additional Wall Tuckpointing 500 s.f. for \$7,025 from M-A Building: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - b. Additional Façade Partial Depth Concrete Repair 24 s.f. on south elevation balconies for \$1,500 from M-A Building: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - c. HVAC Maintenance Agreement from Gardiner (1 year) for \$38,820: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - d. Cell Phone for Gatehouse – Plan Options from Spectrum for \$45/line unlimited or \$14/line pay by the gig: discussion of whether need this is beneficial; Motion for Resolution to Approve 1 line at \$45 unlimited by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - e. Stone Revetment Quote from Shoreline Contractors not to exceed \$20,700: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - f. Quote for New Club Car for Security for \$17,577.46: discussion of whether this would be beneficial for security to have a designated cart full time; question of whether 2BP would be obligated to pay 1/3 share; discussion of whether it is all-terrain and all weather; discussion of whether there is danger of making the security guards look more like police; referred to Security Subcommittee for further evaluation.
  - g. Revised Pet Registration Form: will wait for the Rules committee to review the rules, Motion for Resolution to Approve removal of rules from the Registration Form and attached the Declaration excerpt and existing rules, and to notify new registrants that rules are under revision by Ted Westbrook, second by John Peca; unanimously approved.
7. Regular Meeting adjourned at 5:19 p.m.

Respectfully,

Mark Rodio, Secretary



## **Budget Motions:**

1. Resolution to Approve the 2020 -2021 Budget
  - a. A motion was made by Sue Dempsey and seconded by Ronnie McConnell that for the fiscal year 2020 -2021 the budgeted expenditures, which totals \$3,171,100.49 be adopted. The motion passed unanimously.
  - b. A motion was made by Sue Dempsey and seconded by Mark Rodio that \$2,905,625.00 assessed to all owners of record in accordance with their individual percentage of ownership. Such assessment shall be due on September 1, 2020 and payable in twelve (12) monthly installments on the first day of each month commencing September 1, 2020. The motion passed unanimously.
  - c. A motion was made by Sue Dempsey and seconded by Mark Rodio that the Board, acting through its Treasurer and the Manager is authorized to expend funds collected in accordance but not in excess of the limitations of the individual budget categories established by the budget. The motion passed unanimously.
  - d. A motion was made by Sue Dempsey and seconded by Mark Rodio that the Board, by a majority vote throughout the year, may transfer unexpended funds from one budget to another, including reserves listed in the budget, when needed. The motion passed unanimously.
  - e. A motion was made by Sue Dempsey and seconded by Mark Rodio on August 31, 2020 all unexpended funds in the budget shall be allocated toward reserves. The motion passed unanimously.
2. Adopt opt out - A motion was made by Sue Dempsey and seconded by Mark Rodio to accept the Association's decision to waive the requirement of fully funding the reserve. A letter was sent to all owners of record asking them to authorize the Board to waive the requirement of fully funding the reserve. The Association approved the waiver by a majority vote. The motion passed unanimously.