

**One Bratenahl Place Condominium Association  
Minutes of the November 17, 2020, Board Meeting  
By Zoom Conference**

**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 4:09 p.m. by Secretary Mark Rodio.

**Meeting Discussions:**

1. Motion for Resolution to Approve Oct. 6, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report:
  - a. Security Committee meetings on-going; met with House Committee and Van Auken to review design cost proposals; on-going discussions with 2BP.
3. Treasurer's Report:
  - a. Sent out financial statements, no unfavorable variances to budget; circulated minutes from last two committee meetings, discussions regarding update to Reserve Study, ask questions now if you have them; next Finance meeting is Dec. 3.
4. Manager's Report:
  - a. See written report.
5. Old Business: none.
6. New Business:
  - a. Add Armor stone to raise height of the shore protection where creek meets Lake Erie not to exceed \$2,500; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - b. Maintenance Program for Exhaust Fans; Quote from Gardiner is \$6,716 for one year; Price for last year was \$6,336; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - c. Emergency repair of dishwasher in the Bistro; Price is \$1,039.70; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.

- d. Blue Sky Wireless interest in buying or leasing cell tower: current cell tower is leased to Sprint; Blue Sky wants to buy our roof-top rights.
- e. Window and Door Replacements as recommended by MR&R: Motion for Resolution to Approve replacement of poor upper and lower glass units for total of \$47,515 by Mark Rodio, second by Ronnie McConnell; unanimously approved.
- f. To coincide with a range of religious holidays, residents are permitted to decorate their balconies with lighting starting on Thanksgiving Day through the second Sunday in January: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.

7. Regular Meeting adjourned at 4:38 p.m.

Respectfully,

Mark Rodio, Secretary

