

**One Bratenahl Place Condominium Association  
Minutes of the December 15, 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 4:01 p.m. by Secretary Mark Rodio.

**Meeting Discussions:**

1. Motion for Resolution to Approve Nov. 17, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report:
  - a. House Committee met: reviewed amended contract with Van Auken Aiken (description of scope updated, not amount); will be moving forward per prior resolutions.
  - b. Security Committee: has met 3 times, including with Mayor and Chief of Police.
  - c. COVID: we have reported a couple of cases in the building as required by the County Health Dept.
3. Treasurer's Report:
  - a. Monthly summary report provided; a couple of unbudgeted items in MR&R, including shoreline erosion control and additional perimeter wall tuckpointing.
4. Manager's Report:
  - a. See written report.
  - b. Discussion of one question on garage conduit.
5. Old Business:
  - a. Blue Sky Wireless interest in buying or leasing cell tower: current Sprint lease is mounted to the elevator bank (not the membrane); their interest is in buying exclusive rights to the roof; consensus is no interest.
  - b. Governing Documents Review Committee: minutes distributed, 3 meetings so far, K&C provided outline of documents broken down by section, assigning sections to committee members; K&C will then prepare a draft of the revisions; will start with Declaration before proceeding with the rules; will take at least a year.

6. New Business:

- a. Remove and install new rubber stair treads; Estimate from Scheutzow Builders is \$4,198.61: basement stair treads; tabled while consider interior renovations.
- b. Speed Exterminating Proposal for Exterminating beginning January 1, 2021 and ending December 30, 2021; Price is \$3.00 per service call higher than our last contract: one-year renewal for all areas outside the restaurant; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
- c. Republic Services Overages Charges; Need Legal Review of Contract: Republic is charging for over-topping the containers with empty cardboard; Blair argues that contract calls for "open bin container," wants K&C to review and respond; Motion for Resolution to Approve K&C review the contract and present options by John Peca, second by Ronnie McConnell; approved 6-0 with Rodio abstaining.
- d. 2021 Election – Will we be using the same accounting firm and law firm? Motion for Resolution to Approve by Sue Dempsey, second by Ted Westbrook; unanimously approved.
- e. Change to Condominium Unit Lease Addendum for units that are leased: now includes assigned parking spaces and storage lockers; Motion for Resolution to Approve by Sue Dempsey, second by John Peca; unanimously approved.
- f. Leases: discussion about whether we track when leases renew; Blair will check.
- g. Shannon Electric to furnish and install one (1) GGSE Electric Meter: will enable us to bill 2BP for 2/3 of the electric used at the gatehouse; Motion for Resolution to Approve by Mark Rodio, second by Ted Westbrook; approved 6-1.
- h. Discussion of whether Shannon is done with work in the units; repairs in hallway will be by our people.
- i. Ring doorbells: for those facing north and south, they can record the entire hallway; discussion about restricting all video doorbells to a limit of 6-8 feet radius in front of the door only and camera has to face east or west only; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.

7. Regular Meeting adjourned at 4:43 p.m.

Respectfully,

Mark Rodio, Secretary

