

**One Bratenahl Place Condominium Association
Minutes of the January 12, 2021, Board Meeting
By Zoom Conference**

Members Present: Ted Westbrook, M.D., President
Sue Dempsey, Treasurer
Mark Rodio, Secretary
Christopher G. Axelrod, At Large
Ronnie McConnell, At Large
John Peca, At Large

Members Absent: Bill Christ, Vice President

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 3:59 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve Dec. 15, 2020, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report:
 - a. House Committee meeting on Thursday with Architect for 3-d survey for interior finish evaluation.
 - b. Security Committee: meeting later in the month.
3. Treasurer's Report:
 - a. Report will be sent when financials are available.
4. Manager's Report:
 - a. See written report.
 - b. Meeting with Manager at 2BP to discuss gatehouse areas, tuckpointing in that area, planters, north parking gutter seal, ground restoration in picnic area, regular landscaping costs in picnic area.
 - c. Question regarding rusted conduit in garage ceiling containing fire alarm wire, temporary repair performed.
5. Old Business:
 - a. None.
6. New Business:
 - a. Schedule Annual Meeting and Election: will be scheduled for May 27, 2021, time to be determined, subject to Gov.'s orders limiting in person gatherings (similar to last year), Motion for Resolution to Approve by Mark Rodio, second by Sue Dempsey; unanimously approved.
7. Next meeting is February 23, 2021 at 4:00 p.m. by Zoom.
8. Regular Meeting adjourned at 4:16 p.m.

Respectfully,

Mark Rodio, Secretary

