

**One Bratenahl Place Condominium Association  
Minutes of the February 23, 2021, 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 5:10 p.m. by Secretary Mark Rodio.

**Meeting Discussions:**

1. Motion for Resolution to Approve Jan. 12, 2021, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: House Committee having multiple meetings with architect, progressing well, should have budget numbers soon; Security Committee is moving forward to figure out appropriate level of security; meeting regularly with Blair, communicating regularly with the Board day-to-day;
3. Treasurer's Report: have discussed first draft of audit with auditor, making some edits; we are favorable to budget YTD; would like to have reserve study update by April 1, finance committee will review and make recommendations to Board for budget and funding based on projected needs.
4. Manager's Report:
  - a. See written report; capstones have been poured, should be installed soon; recommend installing windows in lobby stairway doors.
5. Old Business:
  - a. Schedule Annual Meeting and Election: similar to last year, will wait and see on in-person meetings; could do it outdoors or at Community Center; send notice to owners to request volunteers on May 18.
  - b. Spectrum: discussion whether to provide satisfaction survey; Blair monitors system health on daily basis and service requests, including internet speed, have added access points for some units where owners work from home; any issues should first be called-in to Spectrum; 99% of work orders are knowledge based issues, not technical issues.
6. Ratify Actions Taken Outside of Meeting
  - a. Tennis Courts Spring Reconditioning/Top Dressing; Renewal Quote from Union Sports: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.

- b. Repair Cooling Water Leak on Generator; Price is approximately \$1400: Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
7. New Business:
  - a. Bratenahl Place Sportsplex Project Offerings Discussion: discussion regarding usage of this amenity and whether can diversify the use without substantial cost; may help with marketing the Association; shared amenity with 2BP; can discuss with the avid tennis players; discussion of obtaining consensus among owners for change of amenity; there is a \$15,000 limit for changes without a majority vote;
8. Next meeting is March 23, 2021 at 4:00 p.m. by Zoom.
9. Regular Meeting adjourned at 5:55 p.m.

Respectfully,

Mark Rodio, Secretary

