

**One Bratenahl Place Condominium Association
Minutes of the March 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 5:05 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve Feb. 23, 2021, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: building seems to be running smoothly, House Committee has met with Van Auken Aiken and has received an estimate on range of costs, priority will be on hallways first, will obtain estimates; Security Committee has a couple more meetings necessary to obtain more information on feasibility and cost, reviewed all security and police reports for last 4 years.
3. Treasurer's Report:
 - a. February Financial Report: we are doing well financially compared to budget, if surplus at the end of the year it gets transferred to reserve funds, MR&R budget does not really start to get used until better weather in spring and summer; commercial rate at Dollar Bank is 4% range still; received \$53,000 credit from BWC.
 - b. August 31, 2020 Audit to be adopted by the Board: Motion for Resolution to Approve by Sue Dempsey, second by Mark Rodio; unanimously approved.
4. Manager's Report: nothing separate from agenda.
5. Old Business: none.
6. New Business:
 - a. 2BP: markings along ground at lakefront walkway, discussing with 2BP and have reminded 2BP that 1BP should be included in the discussion if any contribution requested from 1BP (no contribution is requested at this time).
 - b. Pool: interior finish on pool is being redone this year.
7. Next meeting is April 27, 2021 at 4:00 p.m. by Zoom.
8. Regular Meeting adjourned at 5:19 p.m.

Respectfully,

Mark Rodio, Secretary

