

**One Bratenahl Place Condominium Association  
Minutes of the May 25, 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  
Jillian Henzler, Kaman & Cusimano

**Call to Order:** There were sufficient members for a quorum.

The Board Meeting was called to order at 4:00 p.m. by Secretary Mark Rodio.

**Meeting Discussions:**

1. Motion for Resolution to Approve April 27, 2021, Meeting Minutes, by Mark Rodio, second by Ronnie McConnell; unanimously approved.
2. President's Report: nothing separate from written annual report.
3. Treasurer's Report: pointed out that payments to Dollar Bank are separate line-item on report; nothing else separate from written report.
4. Manager's Report: nothing separate from agenda.
5. Old Business:
  - a. Private Property/No Trespassing Signage for entrance pillar at Gate House: concern expressed regarding verbiage of the sign; maybe just say "private property" rather than including "residents and guests only"; maybe Ted should discuss again with 2BP regarding which language should be used; tabled.
6. New Business:
  - a. Cintas Rental Service Agreement for Rugs and Employee Uniforms (see attached); 5-year renewal: This reflects a reduction in price based on what we currently pay; Blair also talked to Merchant Linen, they said they would match any price; request Blair get 2 competing quotes.
  - b. Quotes from Gerow Equipment Company to repair \$7,257 or replace \$8,845 the Sewage Pump: Motion for Resolution to Approve replacement by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - c. Elevator Lockdown – Change from 7:00 p.m. to 4:00 p.m.: recommendation by Security Committee and change the combination system so it is not so obvious; concern regarding food and medicine delivery to residents; Motion for Resolution to Approve by Ted Westbrook, second by John Peca, it did not pass 6-1.



- d. Repairs to Precor 956 Treadmill and Tuff-Stuff Apollo 5 Weight Machine; Quote from Fitness Brokers \$1,817; Motion for Resolution to Approve by Mark Rodio, second by Ronnie McConnell; unanimously approved.
  - e. Motion by John Peca: that the recording of the Meet the Candidates Event of May 17, 2021 in its current and unedited form be immediately posted on AppFolio and that Owners be immediately advised of the availability of the recording of the Event by email to every Owner, written notice in the mailbox of every Owner, and posting on all bulletin boards; Motion by John Peca to Approve, second by Christopher Axelrod, it did not pass 4-3.
  - f. Lakefront Project Phase I (estimate totals \$112,300) and II (estimate totals \$140,000) proposed by 2BP (see **attached** two pages dated April 14, 2021): Ted discussed with Carl Muller; some repair work that needs to be done, some included in contract price with 2BP contactor; other issue is the additional landscaping and deck, etc. which may be in the future; question of how much is included in our current Master Agreement; Sue also discussed with Bob Maloney, Phase 1 would happen this year, Phase 2 would happen next year and would be all 2BP cost unless we agree to contribute something; can have reviewed in the future by K&C once 2BP makes a specific request.
  - g. Meet the New Board on June 6, 2021: suggestion by Christopher for in-person social event with all outgoing and incoming Board Members and all residents in the building; Motion for Resolution to Approve by Christopher Axelrod, second by John Peca; approved 4-3.
  - h. Umbrellas or Canopies on Patios: discussion regarding whether they should be permitted; they should be secured and limited to specified color options; should maintenance check how they are concerned; Motion for Resolution to Approve by Ted Westbrook, second by John Peca; it did not pass 5-2.
7. General Discussion and Information
- a. Car Charging Stations: brief discussion of whether to coordinate with 2BP regarding surface parking charging stations.
  - b. Mask Requirements and Capacity Limits: leave in place subject to further review.
  - c. Non-Vaccinated Employees: reiterate current policy that they must wear a mask.
  - d. GuardMetrics Guard Tour System: approx. cost of \$300 per month, would have to visit several stations during the shift, would track guard movement; tabled pending a proposed contract.
8. Meeting Reminders: Next Board Meeting – Tuesday, June 22, 2021 at 4:00 p.m.
9. Regular Meeting adjourned at 5:06 p.m.

Respectfully,

Mark Rodio, Secretary

