

**One Bratenahl Place Condominium Association
Minutes of the June 15, 2021, Board Meeting
By Zoom Conference**

Members Present: Ted Westbrook, M.D., President
Christopher G. Axelrod, Vice President
John Peca, Treasurer
Mark Rodio, Secretary
Jay Bishop, M.D., At Large
John Malcolm, At Large
Jeanette Webster, At Large

Members Absent: None

Invited Guests: Blair Cancelliere, First Realty Property Management
Jay Cusimano, Esq., Kaman & Cusimano

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

The Board Meeting was called to order at 4:03 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve May 25, 2021, Meeting Minutes, as modified, by Mark Rodio, second by John Peca; unanimously approved.
2. President's Report: nothing separate from written annual report.
3. Treasurer's Report: renewal of CD at Independence Bank was discussed; reviewed some items on financial statements with Blair; first Finance Committee meeting is June 24; budget is well-along in process; has invited 5 committee members to serve on Finance. Motion for Resolution to Approve renewal of CD at Independence Bank by John Peca, second by Ted Westbrook, unanimously approved.
4. Manager's Report: nothing separate from agenda.
5. Old Business:
 - a. Private Property Signage for Entrance at Gate House: discussion of whether to have sign read only "Private Property," 2BP prefers not to include "residents and guests only" language; discussion of including "Private Property – No Trespassing" only on the sign; Motion for Resolution to Approve "Private Property" sign by Mark Rodio, second by John Malcolm, unanimously approved.
 - b. Lakefront Project Phase I: tabled.
 - c. Car Charging Stations: discussion of forming a small committee to coordinate with 2BP; Jay Bishop will chair a sub-committee on this; Motion for Resolution to Approve Car Charging Sub-committee by Mark Rodio, second by Jeanette Webster; unanimously approved.
 - d. GuardMetrics Guard Tour System: \$245 per month; Motion for Resolution to Approve by Mark Rodio, second by Ted Westbrook, unanimously approved.
 - e. Rental Agreement for Rugs and Employee Uniforms: soliciting a second quote from Morgan Services.

6. New Business:

- a. Motion for Resolution to Approve Authorizing President and Treasurer as signatories on the Association's Bank Account by John Peca, second by Mark Rodio, unanimously approved.
- b. Motion for Resolution to Approve soliciting Denk Associates, K2M Design, and Osborn Engineering for proposals for upgrades to boiler/chiller system and controls by Mark Rodio, second by John Peca; discussion of alternatives to keeping boiler and chiller system (hotel type individual control systems, similar to Marine Towers West) or upgrades to current systems to make them more responsive; unanimously approved.
- c. Motion for Resolution to Approve Soliciting Volunteers to serve on all committees, with members to be chosen and approved by the Board by Mark Rodio, second by Ted Westbrook; unanimously approved:
 - i. House
 - ii. Finance
 - iii. Marketing & Communications
 - iv. Social
 - v. Landscaping
 - vi. MR&R
 - vii. Security Subcommittee
 - viii. Decs & Bylaws Rewrite Subcommittee
 - ix. Car Charging Subcommittee
- d. Motion for Resolution to Approve Renita Charrlin, Sue Dempsey, John Finley, Corrine Hartman, and Rich Nicholson as members of the Finance Committee by John Peca, second by Mark Rodio subject to adding or changing members based on new volunteers, unanimously approved.
- e. Motion for Resolution to Approve that all Board Member votes be recorded by name (yes, no or abstain) unless the vote is unanimous by John Peca, second by Christopher Axelrod; approved 4-3 (Peca, Axelrod, Bishop, Malcolm approved, Rodio, Westbrook and Webster opposed); Decs & Bylaws will need to re-write the Code of Ethics and Rules of Conduct to reflect this change.
- f. Honing/Polishing/Cleaning of Marble Floors: discussion of 3 proposals; this is required maintenance; Stone Medics has performed work in the past; discussion of whether regular maintenance can be performed with on-site personnel in addition to this service from outside vendors; Motion for Resolution to Approve Stone Medics at \$14,435 by Mark Rodio, second by Christopher Axelrod, unanimously approved.
- g. Motion for Resolution to Approve Removal of Drinking Fountains in Basement: proposing to remove 2 fountains by the elevators (north and south) using on-site personnel by Christopher Axelrod, second by Mark Rodio; unanimously approved.

- h. Motion for Resolution to Approve Proposed Planter for front of Gatehouse: steel planter bolted to concrete for \$2,181.93 by Christopher Axelrod, second by John Peca; unanimously approved.
 - i. Umbrellas on Balconies: discussion of whether to limit size of umbrellas to 6 feet in size, not secured to building, needs to be at owner's risk and responsibility including liability insurance, discussion of whether to restrict colors; Motion for Resolution to Approve allowing umbrellas on balconies no more than 6 feet in diameter, owner's obligation to secure (but not attached to the building) and liability insurance minimum coverage of \$250,000 and must furl when resident is not present on balcony by Christopher Axelrod second by Jay Bishop; unanimously approved.
 - j. Decs & Bylaws Committee Report: finished questions on declarations, K&C is working on a draft, working on Bylaws next.
- 7. Meeting Reminders: Next Board Meeting – Tuesday, July 20, 2021 at 4:00 p.m.
 - 8. Regular Meeting adjourned at 5:32 p.m.

Respectfully,

Mark Rodio, Secretary

