

**One Bratenahl Place Condominium Association
Minutes of the July 20, 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 4:01 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve June 15, 2021, Meeting Minutes by Mark Rodio, second by John Peca; unanimously approved.
2. President's Report: nothing separate from the agenda.
3. Treasurer's Report: financial statements distributed; did not get CEI utility bill for 4 months but had accrued for the estimate; should be getting a credit for surcharge refund; CD renewing Aug. 1 with Dollar Bank; Motion for Resolution to Approve by John Peca; second by Mark Rodio, unanimously approved; have received the Reserve Study and working on the budget; discussion regarding current year items budgeted for MR&R but not yet expended; Board should review the Reserve Study;
4. Manager's Report: nothing separate from agenda.
5. Ratify Actions Taken Outside of Meeting:
 - a. Honing/Polishing/Cleaning of Marble Floors; Change price of Stone Medics to \$17,540: Motion for Resolution to Approve by Mark Rodio, second by John Peca; unanimously approved.
 - b. Natural Gas Pricing beginning 2022; Quote from IGS is \$2.65 for a 48-month contract: Motion for Resolution to Approve by Mark Rodio, second by John Malcolm; unanimously approved.
 - c. Crown Lift Trucks Planned Maintenance Service Agreement: Motion for Resolution to Approve by Mark Rodio, second by John Peca; unanimously approved.
 - d. Code of Ethics and Conflicts of Interest Policy: Motion for Resolution to Approve by Mark Rodio, second by John Malcolm; unanimously approved.

6. Old Business:

- a. Rental Agreement for Rugs and Employee Uniforms: solicited a second quote from Morgan Services, they are higher per week than Cintas; Motion for Resolution to Approve renewal with Cintas by Mark Rodio, second by Ted Westbrook; unanimously approved.

7. New Business:

- a. Approval of Volunteers for Board Committees:
 - i. House: Ted Westbrook and Christopher Axelrod will Co-Chair; Motion for Resolution to Approve all volunteers by Ted Westbrook, second by Christopher Axelrod; unanimously approved.
 - ii. Finance: John Peca will Chair; Motion for Resolution to Approve all volunteers by John Peca, second by Ted Westbrook, unanimously approved.
 - iii. Marketing & Communications: John Malcolm will Chair; Motion for Resolution to Approve all volunteers by John Malcolm, second by Mark Rodio, unanimously approved.
 - iv. Social: Christopher Axelrod will Chair; Motion for Resolution to Approve all volunteers by Christopher Axelrod second by John Malcolm unanimously approved.
 - v. Landscaping: Jeanette Webster and Jay Bishop will Co-Chair; Motion for Resolution to Approve all volunteers by Mark Rodio second by Jay Bishop, unanimously approved.
 - vi. MR&R: Mark Rodio and Jeanette Webster will Co-Chair; Motion for Resolution to Approve all volunteers by Mark Rodio second by Jeanette Webster, unanimously approved.
 - vii. Security Subcommittee: Ted Westbrook will Chair; Motion for Resolution to Approve all volunteers by Mark Rodio second by Ted Westbrook; unanimously approved.
 - viii. Decs & Bylaws Rewrite Subcommittee: John Peca is Chair; Motion for Resolution to Approve all volunteers by John Peca, second by Mark Rodio, unanimously approved.
 - ix. Car Charging Subcommittee: Jay Bishop is Chair, change name to Electric Vehicle Committee, Motion for Resolution to Approve all volunteers by Jay Bishop second by Mark Rodio, unanimously approved.
 - x. Motion to Approve revision of any number limits on committee charters to conform to permit all volunteers approved today by Mark Rodio, second by Jeanette Webster; unanimously approved.
- b. Prohibition of Electric Grills or Cooking on Balconies: discussed reinforcing current policy to all residents.
- c. Resident Package Lights: repair if issue at face plate but not if further back.
- d. Committee Reports to Board: Chairs should report to Board after regular committee meetings.

- e. Two (2) Informational Meetings per Year: will get back to this once COVID is under control.
- f. Social: request for holiday party on December 9, 2021.
- 8. Meeting Reminders: Next Board Meeting – Tuesday, August 10, 2021 at 4:00 p.m.
- 9. Regular Meeting adjourned at 4:55 p.m.

Respectfully,

Mark Rodio, Secretary

