

**One Bratenahl Place Condominium Association
Minutes of the August 10, 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 4:00 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve July 20, 2021, Meeting Minutes by Mark Rodio, second by John Peca; unanimously approved.
2. Mask Mandate: discussion regarding whether to have a mandate again; Motion for Resolution to Approve by Mark Rodio, second by Ted Westbrook; approved 6-1 with Jay Bishop opposed.
3. Change Fiscal Year to Calendar Year (including 4-month year): discussed at finance committee, question of whether there would be increased cost of audit by switching, response was favorable; short-year would be effective Sept. 1, 2021, Motion for Resolution to Approve by John Peca, second by Christopher G. Axelrod; approved 6-1 with Jeanette Webster opposed.
4. Operational Budget: reviewed and recommended approval at the Finance Committee level; Motion for Resolution to Approve by John Peca, second by Jeanette Webster, unanimously approved.
5. MR&R Assessment Increase: reviewed Reserve Advisors' updated report, discussion regarding funding plan and recommendations; Motion for Resolution to Approve increase to be fully funding per the Reserve Advisors' Funding Plan with approximate 20% total increase over 15 months with 10% increase effective each of Oct. 1, 2021, and Jan. 1, 2022 (with reserve study to be updated in 3 years) by John Peca, second by Mark Rodio; approved 6-1 with Jeanette Webster opposed.
6. Meeting Reminders: Next Board Meeting – Tuesday, August 24th, 2021 at 4:00 p.m.
7. Regular Meeting adjourned at 5:38 p.m.

Respectfully,

Mark Rodio, Secretary

