

**One Bratenahl Place Condominium Association
Minutes of the August 24, 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
Jillian Henzler, 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 August 10, 2021, Meeting Minutes by Mark Rodio, second by John Peca; unanimously approved.
2. President's Report: will be scheduling a House Committee meeting once get a budget and will get the Security Committee together as well; will be meeting with 2BP regarding car charging, Master Agreement renewal primer, etc.
3. Treasurer's Report: prepared the stub budget and MR&R assessment.
4. Manager's Report: nothing separate from agenda.
5. Old Business:
 - a. MR&R Assessment (timing and amount of increase) Revisited: discussion of deferring chiller by 1 year to allow for more gradual increase than previously approved, revised proposal would be 10% starting Jan. 1, 2022; discussion of repairs needed and items deferred in past 3 years; Motion for Resolution to Approve by John Peca, second by Mark Rodio; unanimously approved.
6. New Business:
 - a. Stub Year Budget Approval: Motion for Resolution to Approve by John Peca, second by Mark Rodio; unanimously approved.
 - b. Maintenance Agreement for Generators; Quote from McDonald Equipment Company: Motion for Resolution to Approve by Mark Rodio, second by Ted Westbrook; unanimously approved.
 - c. Power Washing and Painting of Parking Garage: Blair will get quotes to power wash and paint the curb stops or to replace them all with plastic; we do not have sufficient man power right now to perform in house.
7. Meeting Reminders: Next Board Meeting – Tuesday, September 21, 2021 at 4:00 p.m.
8. Regular Meeting adjourned at 4:33 p.m.

Respectfully,

Mark Rodio, Secretary

A handwritten signature in blue ink that reads "Mark Rodio". The signature is written in a cursive style with a large initial "M" and a distinct "R".