

**One Bratenahl Place Condominium Association
Minutes of the September 21, 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 4:00 p.m. by Secretary Mark Rodio.

Meeting Discussions:

1. Motion for Resolution to Approve August 24, 2021, Meeting Minutes by Mark Rodio, second by John Peca; unanimously approved.
2. President's Report: has submitted written House Committee report, plan to have 3 decorators prepare 3 samples for residential hallway carpet & wallpaper selections; met with 2BP Board members, effort at continued cooperation, discussed more involvement of OBP in spending decisions where we have 2/3 of the share, discussed car charging, discussed Master Agreement, they want to landscape the waterfront parcel (which is separate from Parcel 3 under the Master Agreement); asked Peca & Rodio to join Westbrook in negotiating renewal of Master Agreement; working with Peca on statement on increase in fees for review.
3. Treasurer's Report: just received August 31 information, will review and report later; proposed budget for 2022 was recommended by Finance Committee; document re-write committee, has draft of revised Declaration from K&C, committee reviewed, there is disagreement on multiple items, will follow-up next month.
4. Manager's Report: nothing separate from agenda.
5. Old Business:
 - a. Pet Subcommittee: Discussion of volunteers for committee. Motion for Resolution to Approve 6 members as follows (Dog Owners: Jason Martin, Charles Bennett, Mary Reinhardt; Non-Dog Owners: Maura Jochum, Patricia Lowrey, Gay Janus) by John Peca, second by Christopher Axelrod; unanimously approved.
6. New Business:
 - a. Repairing and Painting Hallway Ceilings from Fire System Installation: discussion of 3 quotes; Motion for Resolution to Approve Doug Seaman

- Decorating LLC at \$65,000 by Jay Bishop, second by John Peca; unanimously approved.
- b. Maintenance of Marble Flooring Quote from StoneMedics: discussion of frequency of regular maintenance and repair work; Blair will request a contract.
 - c. Approval of Budget for calendar 2022: budget includes funds to hire another porter on the operating side; MR&R total approved but discussion of allocating dollars on specific items will be at the Board level; discussion of whether should be approved now or further discussed; tabled for further review.
 - d. Devin and Associates to complete Tax Return for 2020-2021 Fiscal Year: Motion for Resolution to Approve by John Peca, second by Jeanette Webster; unanimously approved.
 - e. Devin and Associates to complete a 12-Month Audit Period from September 1, 2020 through August 31, 2021: Motion for Resolution to Approve by John Peca, second by Jeanette Webster; unanimously approved.
 - f. Garage Repairs for Winter 2022 – Proposal from MA Building (same company that did prior repairs in Winter 2020) for \$93,150: Motion for Resolution to Approve by Mark Rodio, second by John Peca; unanimously approved.
 - i. Structural Condition Survey of the One Bratenahl Place Parking Garage completed by Osborn Engineering on August 31, 2021
 - ii. Contingent on pricing being competitive with 2nd quote from Western Specialty
 - g. Trane proposal for replacement of AHU #9 (services the penthouse) for \$53,960: Motion for Resolution to Approve by Mark Rodio, second by John Malcolm; unanimously approved.
 - h. Pipes and Riders report from Osborn Engineering: estimate is \$227,200 for valve work to isolate risers; tabled for further review.
 - i. Johnson Control Valves for Office Heating/Cooling; Quote from Lakeside Supply Company: Motion for Resolution to Approve by Mark Rodio, second by John Peca; unanimously approved.
 - j. Kone Invoice to Repair Damage to North Passenger Elevator: Blair is disputing the invoice pricing; tabled for further review.
 - k. Carpet and Furniture Cleaning – Quotes from Jeff’s Carpet Cleaning, Interior Fabric Care, and Fiber-Seal: tabled for further review.
 - l. Sign posting locations: discussion of most appropriate sign posting locations; get plastic holders; Blair will work with John Malcolm.
7. Social Committee: discussion of planning a Halloween party.
 8. Communications Committee: met and discussed revival of “tour of elegance” with people volunteering to show off their suites; looking at consumer directed communications.
 9. Meeting Reminders: Next Board Meeting – Tuesday, October 19, 2021 at 4:00 p.m.
 10. Regular Meeting adjourned at 5:13 p.m.

Respectfully,

Mark Rodio, Secretary

