

**One Bratenahl Place Condominium Association  
Minutes of the October 19, 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 Sept. 21, 2021, Meeting Minutes by Mark Rodio, second by John Peca; unanimously approved.
2. President's Report: House Committee has met twice, list of three vendors, another meeting in 4-6 weeks; Security Committee has not met recently; Master Agreement – will be meeting with 2BP.
3. Treasurer's Report: nothing separate from the agenda; Pet Subcommittee had first meeting, another meeting coming up. Dec & Bylaw rewrite focused recently on parking and storage lockers, reviewing language to give guidelines on discretion with appropriate consideration of length of residency, another meeting Nov. 1; future discussion regarding pets and charging stations.
4. Manager's Report: nothing separate from agenda.
5. Old Business:
  - a. Spectrum: chasing down the printer (looks like an Apple issue) and other issues.
  - b. Maintenance of Marble Flooring Quote from StoneMedics for \$9,750: Motion for Resolution to Approve by Mark Rodio, second by Ted Westbrook; unanimously approved.
  - c. MR&R Stub Year Budget: Motion for Resolution to Approve by Mark Rodio, second by Jeanette Webster, unanimously approved.
  - d. Announcement of increase to monthly fees: Communication announcement to owner's will be sent.
  - e. Discussion of pipes and risers and what valve work is involved in Osborne Engineering estimate;.
6. New Business:

- a. Purchase of Five (5) Tall Boy Airtherm Fan Coils; Quote from Northrich Company is \$4,500.00: Motion for Resolution to Approve by Mark Rodio, second by Jeanette Webster, unanimously approved.
  - b. Upgrade Liftmaster Model APT501 Trolley Operator System on Parking Garage Door; Quote from Barcol Door is \$1,495.00: Motion for Resolution to Approve by Mark Rodio, second by Jeanette Webster, unanimously approved.
  - c. Proposal to Mount Bronze Plaque to Column at Entrance by Gatehouse; Quote from Richard Anthony, Inc. is \$4,000.00: discussion about mounting location and cost; discussion about 1/3 and 2/3 split with 1BP and 2BP; discussion of prior location pillar; discussion about new signage discussion with the Village; Motion for Resolution to Approve by Christopher G. Axelrod, no second so tabled pending further estimates and discussions with Village.
  - d. Date for information meeting: discussion of in-person meeting at Community Center with PA system on November 9 at 7 p.m. and have it video recorded for future viewing; masks required regardless of vaccination status; K&C will attend; Motion for Resolution to Approve by John Peca, second by Jay Bishop; unanimously approved.
  - e. Discussion of setting 2 Board meetings a month again, can have committee reports or no reports.
  - f. 2022 Budget: discussion of revised budget; will be circulated; Blair will highlight changes and will prepare draft of opt-out letter and resolutions to transfer excess operating funds to MR&R.
7. Meeting Reminders: Next Board Meeting – Tuesday, November 16, 2021 at 4:00 p.m.
  8. Regular Meeting adjourned at 4:37 p.m.

Respectfully,

Mark Rodio, Secretary

