

ONE BRATENAHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE NOVEMBER 15, 2016 BOARD MEETING
BUILDING MANAGER'S OFFICE

PRESENT: SUE DEMPSEY, RAY NEGRELLI, PATRICK ROSENTHAL,
DICK TATON, ROZ CUILLA, GREGG STRONG

ABSENT: JEANETTE WEBSTER

IN ATTENDANCE: PAMELA HENDRIX, FIRST REALTY PROPERTY MANAGEMENT
JIM GRASSO, FIRST REALTY PROPERTY MANAGEMENT

The meeting was called to order at 6:00pm by President Sue Dempsey.

The minutes for the October 18th and October 26th meetings were reviewed. Upon a motion from Gregg Strong and a second, the minutes for both meetings were approved.

On October 28th, Pamela Hendrix requested OBPCA approval through an email vote to purchase a new refrigerator for the Bratenahl Place Bistro kitchen from A1 Refrigeration. The total expenditure was \$2,975.00. Through email, a motion was made by Sue Dempsey to approve the expenditure, seconded and approved. During the meeting, a motion was made by Roz Cuilla to ratify the email vote, the motion was seconded and approved.

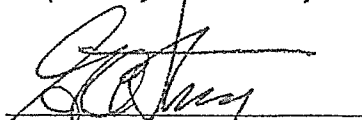
Pamela Hendrix reviewed the Manager's Report and various association business was discussed.

Pamela Hendrix reported that we have received signed ballots representing 62.692% of unit voting rights approving to opt out of the requirement to fully fund our 2016 - 2017 M R & R reserve and approve the OBPCA budget for the same period.

Following an open OBPCA meeting on November 14th to discuss lobby hall floor covering options, the House Committee made a recommendation to the OBPCA Board to replace the lobby hall carpet with marble tile similar in color and style to existing lobby tile. The recommendation was discussed and a motion was made by Roz Cuilla to accept the House Committee recommendation at a cost not to exceed \$60,000. The motion was seconded and approved.

With there being no further business, the meeting was adjourned at 7:20pm.

Respectfully submitted by:



Gregg A. Strong, Secretary