

**ONE BRATENAHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE FEBRUARY 21, 2017 BOARD MEETING
SUITE 101**

PRESENT: SUE DEMPSEY, RAY NEGRELLI, PATRICK ROSENTHAL,
ROZ CUILLA, GREGG STRONG, JEANETTE WEBSTER

ABSENT: DICK TATON

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

The meeting was called to order at 6:02pm by President Sue Dempsey.

The minutes for the January 17, 2017 meeting were reviewed. Upon a motion from Roz Cuilla and a second, the minutes for the meeting were approved.

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

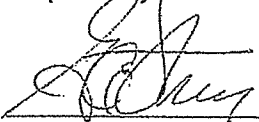
Pamela Hendrix requested approval to pay for a new heat exchanger and hydrastone cement lining to repair one of the boilers. Ray Negrelli made a motion to authorize an expense of up to \$20,000 for the subject repair. The motion was seconded and approved.

Through an email dated February 17, 2017 Pamela Hendrix requested approval to spend \$1,360.75 for a roof deck feasibility study, \$6,331.00 for elevator refurbishment costs and \$16,767.00 for restaurant exhaust fan replacement all from the MR&R budget. The requests were previously approved by an email vote. Ray Negrelli made a motion to ratify the email vote, the motion was seconded and approved.

Roz Cuilla reviewed the January 2017 OBPCA financial statements including any revenue or expense variance and the status of past due accounts receivable.

With there being no further business, the meeting was adjourned at 7:15pm.

Respectfully submitted by:



Gregg A. Strong, Secretary