

ONE BRATEN AHL PLACE  
CONDOMINIUM ASSOCIATION  
MINUTES OF THE APRIL 18, 2017 BOARD MEETING  
MANAGER'S OFFICE

**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 5:35pm by President Sue Dempsey.

The minutes for the March 21, 2017 Board Meeting and March 21, 2017 Board Executive Session were reviewed. A motion was made by Ray Negrelli to approve the minutes for both meetings, the motion was seconded and approved. The minutes for the March 27, 2017 Board Meeting were reviewed. A motion was made by Roz Cuilla to approve the minutes. The motion was seconded and approved.

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

Pamela Hendrix requested approval of various capital expenditures to be paid from MR & R funds that included the following; material and labor for Fitness Center flooring totaling \$7,170.24, labor and material for HVAC isolation valves totaling \$8,981.00, labor and material for a replacement of an automated exit gate totaling \$4,038.00. Pamela also requested approval for custom entry rugs totaling \$3,024.00 to be paid from operating funds.

Roz Cuilla reviewed the March 31, 2017 Treasurer's Report showing performance to budget and the Association cash position.

Ray Negrelli provided an update about the garage membrane project including additional planned discussion about landscaping and garage vent operations.

Jeanette Webster provided an update on discussions regarding ways to improve restaurant marketing and owner engagement.

Patrick Rosenthal updated the Board on the website development project and discussions with the joint OBP/TPB Marketing Committee.

With there being no further business, the Meeting was adjourned at 6:30pm.

Respectfully submitted by:

  
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Gregg A. Strong, Secretary