

ONE BRATENAHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE JUNE 20, 2017 BOARD MEETING
SUITE 101

PRESENT: SUE DEMPSEY, PATRICK ROSENTHAL,
RAY NEGRELLI, GREGG STRONG, JEANETTE WEBSTER,
CORRINE HARTMAN, SCOTT KILPATRICK

IN ATTENDANCE: PAMELA HENDRIX, FIRST REALTY PROPERTY MANAGEMENT
JIM GRASSO, FIRST REALTY PROPERTY MANAGEMENT
JULIE PERKINS, KAMAN & CUSIMANO

The meeting was called to order at 6:04pm by President Sue Dempsey.

The minutes for the May 16, 2017 Board Meeting and Executive Session were reviewed. A motion was made by Jeanette Webster to approve the minutes for both meetings, the motion was seconded and approved with two Board Members abstaining.

Julie Perkins lead a discussion of recommended board and condo association operating guidelines with the intent of promoting fair and equitable decision making. Specific discussion related to board communication with association members, a board member code of ethics and employee work guidelines. Specific follow up was discussed for each.

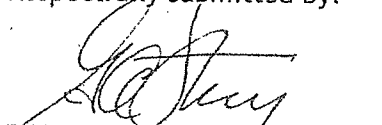
Pamela Hendrix reviewed the Manager's Report and various Association business was discussed. Pamela presented options for an employee insurance program and recommended renewing the program for another year with the existing provider, Aetna Insurance at a cost of \$34,418.48. Gregg Strong made a motion to approve the recommendation, the motion was seconded and approved. Pamela also reviewed a letter and potential legal action to be taken addressing an owner's failure to comply with Association Declarations and By Laws. Corrine Hartman made a motion to approve the letter and action. The motion was seconded and approved. Pamela also requested approval of an expenditure to replace an under counter restaurant refrigerator through A-1 Restaurant Equipment for a total cost of \$1,295. The expense is to come from the MR&R account. Corrine Hartman made a motion to approve the expenditure which was seconded and approved.

Jeanette Webster presented the May 31, 2017 Treasurer's Report showing a \$185,018 operating surplus YTD. The Board discussed the report, Jeanette Webster made a motion to accept the Treasurers's Report which was seconded and approved.

Jeanette Webster also provided an update on the enhanced internet RFI process. All information from prospective providers has been received, is in the process of review and will be presented in detail during the next Board Meeting. Additional discussion occurred regarding restaurant operations and plans for additional discussion during the next Board Meeting.

With there being no further business, the meeting was adjourned at 9:20pm.

Respectfully submitted by:



Gregg A. Strong, Secretary