

**Annual Meeting of
The Bratenahl Place Condominium Association
May 2, 2017**

The annual meeting of the Bratenahl Place Condominium Association was held on May 2, 2017 in the library of Two Bratenahl Place, Bratenahl, Ohio.

Board Members Present: Michael Schwartz, Rosemary Gold, Ted Horvath, Tom Allen, Laura Goyanes, and Carl Muller

Board Members Absent: Mike Shemo

Also Present: Joe Schneider, Beverly Schneider, Betsy Wolf, Jason Chao, Jerry Gold, James Pearce, Janet Pearce, Roger Langston, Jennifer Langston, June Mancuso, Mike Mancuso, Lydia Ridenour, Michael Ridenour, Ilga Svechs, Leslie Davidson, Susan Allen, Paul Stephan, Brendan Ring, Siobhan Sinnott, Mary Ann Durgin, Joanne Schwartz, Carmen Bravman, Sol Bravman, Bob Maloney, John Andrica, Jim Leslie, Loretta Kraus, Greg Kraus, Janet Coquillet, Bill Coquillet, Jane Horgan, Michael Felver, Dave Horgan, Kay Peterson, Ken Myles, Laura Friscione, Joe Friscione, Pamela Barron, Lauren Generette, Rose Carroll, and Chris Flora. Karen O'Connor recorded the minutes.

The meeting was called to order at 7:00pm by president, Michael Schwartz. Tom Allen made a motion to approve the minutes from the May 24, 2016 annual meeting that was seconded by Leslie Davidson. The minutes were approved unanimously.

Treasurer's Report

Treasurer Mike Shemo was not present. The Treasurer's report and internally prepared financial reports are attached.

House Committee

House Committee chair Paul Stephan reported the following.

Lakefront

- Due to damage and erosion along the lakefront, signs will be posted to warn residents of the danger.
- The Association has engaged an engineering company to assess the erosion along the lakefront and develop a plan to repair the damage.

Garage

- Items are beginning to collect in parking spaces again. Building management will remind owners that only vehicles may be parked in garage parking spaces. All other items must be stored in residents' vehicles, suites, or storage lockers.
- Water at the bottom of the ramp leading into the garage continues to be a problem. After a big storm the drain at the bottom of the ramp cannot handle the water. Maintenance will remove the water as quickly as possible when this occurs. Two additional drains in the garage are scheduled for evaluation.

Stairwells

- Dry wall dust and debris from the hallway renovation project will be cleaned from the stairwells.
- Residents will be notified that the stairwells and landings must be kept clear. Any personal items found will be discarded.

Marketing Committee

Marketing Committee chair, Pamela Barron reported on the progress of the website revision. Ms. Barron's entire report is attached.

Decorating Committee

In the absence of Decorating Committee chair, Karen Kriss, the decorating report was given by Leslie Davidson. The entire Decorating Report is attached.

Grounds Committee

Grounds Committee chair, Jennifer Langston recapped the history of the landscape design plan and reported that the Association has signed a contract with Green Estates that runs through November 2019, for the maintenance of the property that includes:

Weekly grass cutting
Mulching
Lawn fertilization
Pest management

Social Committee

Social Committee chair, Jerry Gold reported that the Summer Picnic with One Bratenahl Place and Two Bratenahl Place will be held on June 11th. The picnic will be held in the picnic grounds under a tent this year instead of on the grounds of One Bratenahl Place.

Recreation Committee

Recreation Committee chair, Ken Myles gave an update on the pool, tennis courts, walking paths, and picnic area. Mr. Myles' entire report is attached.

Proxy Results

Karen O'Connor announced the election results (attached). Over 50 % of the members' voting power returned proxies or ballots voting in favor of electing Laura Friscone and Carl Muller to serve on the Board.

Election of New Board Members

Michael Schwartz asked for a motion to accept the election results. Tom Allen made a motion to accept the election results that was seconded by Sol Bravman. Michael Schwartz then called for a vote. The unit owners voted unanimously to accept the election results. Michael Schwartz welcomed Mr. Muller and Ms. Friscone to the board.

Retiring Board Members

Rosemary Gold thanked retiring Board member, Michael Schwartz and for his hard work and devotion to the Association and expressed how grateful the Board and the Association are for his service. Ms. Gold then presented Mr. Schwartz with a gift on behalf of the Association.

New Business

Joe Schneider inquired about the issue of access to the portion of Eddy Road that is adjacent to the Bratenahl Picnic grounds. Michael Schwartz reported that a gate has been installed at the entrance. Anyone wishing to access the portion of Eddy Road that is on Village property must obtain a key from Village Hall. Signs have been posted marking the property line.

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Adjournment

With no further business to discuss, the meeting was adjourned at 7:45pm.

Respectfully submitted,

Karen O'Connor – Recording Secretary