

**ONE BRATENAHL PLACE  
CONDOMINIUM ASSOCIATION  
MINUTES OF THE JANUARY 19, 2016  
BOARD MEETING**

**PRESENT:** Roz Ciulla, Sue Dempsey, Anita Gray, Patrick Rosenthal, Gregg Strong, Ray Negrelli & Dick Taton

**STAFF:** Rusty Baron

A motion was made by Roz Ciulla to approve the minutes of the November 17, 2015 Board Meeting. The motion was seconded and passed.

A motion was made by Ray Negrelli to reconfirm the email vote taken to authorize Kate Bosley from Kamen Cusimano to represent the board for the signing of lien documents. The motion was seconded and passed.

A motion was made by Roz Ciulla to approve expending \$40,000 for window replacement, \$16,000 for the architectural study for the garage membrane and up to \$157,000 for the vent relocation boiler replacement. The motion was seconded and passed. Funds will come from MR&R.

A motion was made by Ray Negrelli to approve an expenditure of up to \$26,000 for Studio One Design Group, Inc. for the bid document phase of the construction drawing for the garage membrane replacement project. The motion was seconded and passed. Funds will come from MR&R.

Respectfully submitted,

Anita Gray  
OBP Secretary