

**ONE BRATEN AHL PLACE  
CONDOMINIUM ASSOCIATION  
MINUTES OF THE JUNE 21, 2016 BOARD MEETING**

**PRESENT:** Roz Ciulla, Sue Dempsey, Jeanette Webster, Ray Negrelli, Patrick Rosenthal, Gregg Strong, Dick Taton  
  
Jim Grasso, First Realty Property Management  
Pamela Hendrix, First Realty Property Management

The meeting was called to order at 6:01pm by President Sue Dempsey.

Minutes of the May 17, 2016 meeting were reviewed. Following a motion by Dick Taton and a second, the minutes were unanimously approved.

Minutes of the June 1, 2016 meeting were reviewed. Following a motion by Dick Taton and a second, the minutes were unanimously approved.

The building managers report was reviewed and and general association business was discussed.

Pamela Hendrix presented for consideration renewal of the HVAC & Boiler Scheduled Maintenance contract with Gardiner. The agreement included no price increase from the previous agreement and was for a period beginning September 2016 ending August 2019. After a motion by Sue Dempsey and a second, the board unanimously approved executing the agreement as presented.


Pamela Hendrix presented a request from Unit 602 for a hardship rental exception not to exceed one year. The Board considered the circumstances and agreeing that a hardship does exist, a motion was made by Ray Negrelli to agree to the request, seconded and the Board unanimously approved the request.

Sue Dempsey presented a request to ratify a motion made, seconded and unanimously approved electronically on June 4, 2016. The electronic approval was to accept the Amendment to OBPCA Bylaws Article II Section 13 (d) as written by our attorneys at Kaman & Cusimano that permits the Association to assign future fees, assessments and other income as security for loans. A motion was made by Jeanette Webster to ratify the electronic vote, seconded and unanimously approved.

Sue Dempsey made a motion to a ratify the vote of the Board during it's Organizational Meeting immediately following the Association Annual Meeting on May 19, 2016. Whereby the following Board Officers were elected: Sue Dempsey, President; Roz Ciulla, Treasurer; Gregg Strong, Secretary; Patrick Rosenthal, Vice President; Ray Negrelli, At Large; Dick Taton, At Large and Jeanette Webster, At Large. A motion was made by Sue Dempsey to ratify the vote, seconded and unanimously approved.

After Jim Grasso and Pamela Hendrix excused themselves from the meeting, Sue Dempsey presented for consideration the renewal of the First Realty Property Management agreement. The agreement is retroactive to April 1, 2016 and expires March 31, 2018. After discussion Dick Taton made a motion to execute the agreement as presented, the motion was seconded and the board agreed unanimously.

With there being no further business, the meeting was adjourned at 7:45pm.



Gregg A. Strong, Secretary