

**One Bratenahl Place Condominium Association
Minutes of May 17, 2016
Board Meeting**

Present: Roz Ciulla, Sue Dempsey, Anita Gray, Patrick Rosenthal Ray Negrelli Gregg Strong and Dick Taton

Staff: Bob Guarino, First Realty Property Management

Ray Negrelli motioned to approve the March 19, 2016 board meeting minutes. The motion was seconded and the minutes were approved.

A motion was made by Roz Ciulla to expend \$5,407.28 from the Operating Budget to Fiberseal for the Penthouse carpet and other cleaning. The motion was seconded and passed.

A motion was made by Ray Negrelli to expend \$4,380 from the Operating Budget for a water treatment program. The motion was seconded and passed.

A motion was made by Roz Ciulla to authorize Kamen & Cusimano to proceed with a foreclosure filing on units 104, 205, 206, 307, 507 and 807. The motion was seconded and passed.

A motion was made by Ray Negrelli that subject to financing, the Board authorize the President to enter into the construction management contract with Erie Affiliates Inc. not to exceed \$2 million for the complete garage deck replacement. The motion was seconded and passed. Funds will come from MR & R.

A motion was made by Ray Negrelli to authorize the President to enter into an agreement with Polaris Engineering & Survey for civil engineering services not to exceed \$10,000. The motion was seconded and passed. The funds will come from MR & R.

A motion was made by Roz Ciulla to affirm the email vote of May 6, 2016 to accept Dollar Bank's term sheet dated May 2, 2016 for a loan up to \$2.5 million for the garage membrane repair and other capital projects to be approved and to give the Treasurer the authority to execute the term sheet on behalf of the Association. The motion was seconded and passed.

A motion was made by Roz Ciulla to grant the Board President the authority to enter into a loan agreement with Dollar Bank for a loan of up to \$2.5 million for the garage membrane repair and other capital projects to be approved by the Board submit to terms and conditions being consistent with the term sheet dated May 2, 2016. The motion was seconded and passed.

Respectfully submitted,

Anita Gray
OBPCA Board Secretary