

**ONE BRATENAHL PLACE  
CONDOMINIUM ASSOCIATION  
MINUTES OF THE AUGUST, 15 2017 BOARD MEETING  
BUILDING MANAGER'S OFFICE**

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

**IN ATTENDANCE:** PAMELA HENDRIX, FIRST REALTY PROPERTY MANAGEMENT  
JIM GRASSO, FIRST REALTY PROPERTY MANAGEMENT

The meeting was called to order at 6:00pm by President Sue Dempsey.

A motion was made by Gregg Strong to ratify the July 26th electronic approval of the July 18th minutes, the motion was seconded and approved.

Pamela Hendrix reviewed the Manager's Report and various Association business was discussed. Pamela provided a brief update regarding the North Parking Lot repaving project including the removal of four locust trees from the middle island. The project is scheduled to begin the week of September 11th.

Jeanette Webster presented the July 30, 2017 Treasurer's Report showing a \$257,059 operating surplus YTD. During Board discussion there was consensus that any remaining operating surplus at FYE be transferred to MR&R to support continued growth in this reserve. Jeanette Webster made a motion to accept the Treasurers's Report which was seconded and approved.

Jeanette provided the Board with an update regarding the OBPCA auditor. The Association's former CPA firm Schwarz & Associates Inc. was acquired by Devin & Associates Inc. Given consistency of staff and a competitive bid, Jeanette made a motion to engage Devin & Associates Inc. to complete the August 31, 2017 audit at a cost of \$4,695. The motion was seconded and approved.

Jeanette Webster also provided an update on the enhanced internet RFI process. Detailed information regarding three proposals was reviewed and discussed by the Board. There was also discussion regarding presentation to the broader Association Membership during the September Informational Meeting. Gregg Strong made a motion to authorize Jeanette to review and negotiate a contract with Charter Communications/Spectrum to provide bulk enhanced internet and cable television services including related equipment and installation all consistent with the information provided to the Board. The motion was seconded and approved

Corrine Hartman and Gregg Strong presented a charter document for a new Communications Committee. Committee responsibilities and structure were discussed and Corrine agreed to make the requested revisions for distribution and further comment.

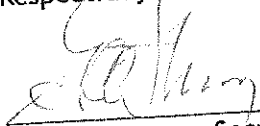
Corrine Hartman and Sue Dempsey presented information regarding existing Board designated committees. The Board discussed the information and agreed to redraft the discussion documents based upon meeting feedback. The Board also agreed that when finalized, the document would be distributed to existing committee members and then the broader Association Membership to solicit participation.

Patrick Rosenthal provided an update regarding OBPCA website re-design and marketing including the in process video production. The status was discussed by the Board with no further action taken.

The Board discussed filing the vacancy created by the resignation of Ray Negrelli. Options provided under our By Laws were discussed along with Association Members who have expressed an interest in filling the vacancy. The Board decided to table further discussion until the next meeting to allow for additional consideration.

With there being no further business, the meeting was adjourned at 8:32pm.

Respectfully submitted by:

  
\_\_\_\_\_  
Gregg A. Strong, Secretary