

**ONE BRATEN AHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE OCTOBER, 17 2017 BOARD MEETING
SUITE 101**

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

IN ATTENDANCE: JIM GRASSO, FIRST REALTY PROPERTY MANAGEMENT
JULIE PERKINS, KAMAN & CUSIMANO

The meeting was called to order at 6:03pm by President Sue Dempsey.

The September 19, 2017 Meeting and Executive Session Minutes were discussed and comments made to clarify content. A motion was made by Gregg Strong to ratify the September 19, 2017 Meeting Minutes as amended, the motion was seconded and approved. Gregg Strong made a motion to approve the September 19, 2017 Executive Session Minutes, the motion was seconded and approved.

Pamela Hendrix reviewed the Manager's Report and various Association business was discussed.

- The final cost for repaving the North Parking Lot was presented and the One Bratenahl Place Condominium Association ("OBPCA") portion of the expense is \$85,160.54. Scott Kilpatrick made a motion to approve the expenditure. The motion was seconded and approved.
- Plans to repave the brick sidewalk along Bratenahl Place were discussed and additional information was requested.
- Plans to improve the Fitness Center were presented and discussed. A cost estimate to replace the floor from WCCV Floor Coverings in the amount of \$7,170.24 was presented. A motion to approve the expenditure was made by Scott Kilpatrick, seconded and approved.

Julie Perkins reviewed a letter to the OBPCA Board from Kaman & Cusimano regarding OBPCA responsibility for unit damage from a casualty event. The letter confirmed that OBPCA is responsible (through insurance coverage) for damage to permanent items that were installed in the unit when originally constructed. Unit owners are responsible for the cost of replacing or repairing damage to permanent improvements beyond original construction and their personal property. The letter and related issues were discussed with further discussion to occur at subsequent meetings.

Julie Perkins reviewed a letter from Kaman & Cusimano to the OBPCA Board regarding the Board's authority to enter into a contract for bulk internet service for OBPCA. After discussion, Jeanette Webster made a motion to authorize Kaman & Cusimano to draft amendment language that once approved by OBPCA members would provide the Board with the authority to enter into such agreements. Once drafted, the amendment will be presented to OBPCA members for approval in a meeting at a future date all consistent with OBPCA Bylaws. The motion was seconded and approved.

Jeanette Webster presented the fiscal year end September 30, 2017 Treasurer's Report. Discussion ensued with Jeanette making a motion that the Treasurer's report be accepted as presented. The motion was seconded and approved.

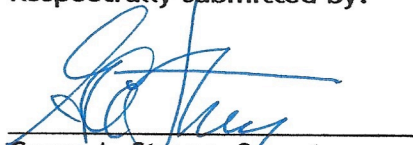
Jeanette presented the 2017-2018 OBPCA Budget. After discussion, Scott Kilpatrick made the following motions:

- That the budget, a copy of which is attached to the minutes totaling \$2,540,922 be adopted,
- That \$2,305,584 (annualized maintenance fee) be assessed to all owners of record in accordance with their individual percentages of ownership. Such assessment shall be due in twelve monthly installments on the first day of each month commencing on September 1, 2017,
- That the OBPCA Board, acting through it's Treasurer or Manager, is authorized to expend the funds collected in accordance, but not in excess of, the limitations of the individual budget categories established by the attached budget.
- That the OBPCA Treasurer, or Board by majority vote, throughout the year may transfer unexpended funds from one budget account to another when needed (includes reserves listed in the Budget).

The motions were seconded and approved.

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

Respectfully submitted by:



Gregg A. Strong, Secretary