

**ONE BRATENAHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE SEPTEMBER, 19 2017 BOARD MEETING
SUITE 101**

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 6:05pm by President Sue Dempsey.

The August 15, 2017 Meeting and Executive Session Minutes were discussed and comments made to clarify content. A motion was made by Gregg Strong to ratify the August 15, 2017 Meeting Minutes, the motion was seconded and approved. Sue Dempsey made a motion to approve the August 15, 2017 Executive Session 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 installation of light poles and timing of asphalt installation. Additionally, she reported five units are in contract to sell.

Pamela reviewed a letter from Kaman & Cusimano ("Kaman") expressing their opinion regarding Association responsibility for costs to maintain, replace and repair windows and convectors that have been previously replaced by prior unit owners using non standard material without building management or Association consent. The letter and related issues were discussed by the Board and the recommendation from Kaman was accepted. Further discussion and communication regarding this matter to Association members is planned for the near future including review of contractor guidelines.

Jeanette Webster presented the fiscal year end August 31, 2017 Treasurer's Report showing a \$209,632 operating surplus. Jeanette made a motion that the unexpended funds in the budget net of accounts payable be allocated to the Maintenance Reserve & Replacement fund. The motion was seconded and unanimously approved. Jeanette made an additional motion that Treasurer's report be accepted as presented. The motion was seconded and approved.

Jeanette Webster also provided an update on the enhanced internet RFI process. As part of the planned installation, regardless of vendor, the Association will need to install 32 electric receptacles in the phone line closets on floors 2 through 15 on the north and south side of the building. A cost estimate of \$5,775 was provided by Pamela Hendrix. A motion was made by Sue Dempsey to approve the expenditure, the motion was seconded and approved.

Patrick Rosenthal discussed the third review of the website and a soft go live date of September 26th with a demo party on a date to be announced.

The Board discussed options to fill the vacancy left by Ray Negrelli's resignation. After discussion it was determined without vote not to fill the vacancy due to a number of factors including the short time frame until the next election.


The Board reviewed the agenda for the September Informational Meeting, changes were discussed with emphasis placed on the internet RFI discussion.

Association Committee structure and participation were discussed. Additional membership information was requested from Pamela Hendrix and further discussion was deferred until the next meeting.

The Board engaged in a detailed discussion regarding changes that had been made to the sixth floor north elevator waiting area. The discussion included communication to the Board from a sixth floor resident requesting approval, advance approval provided by Building Management and resident communication critical of the changes. The Board discussed the Association Dec's and By Laws related to this matter and determined that the changes were not consistent with their content or established precedent and that the wall decorations and benches that were added would need to be removed. This issue would also be referred to the House and Communication Committees for further consideration and communication.

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

Respectfully submitted by:


Gregg A. Strong, Secretary