

**ONE BRATEN AHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE NOVEMBER, 21 2017 BOARD MEETING
SUITE 101**

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

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

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

The October 17, 2017 Meeting and Executive Session Minutes were discussed and comments made to clarify content. A motion was made by Corrine Harman to ratify the October 17, 2017 Meeting Minutes as amended, the motion was seconded and approved. Corinne Hartman made a motion to approve the October 17, 2017 Executive Session Minutes, the motion was seconded and approved.

The Board reviewed draft documents provided by Kaman & Cusimano related to a proposed amendment to the OBPCA Declarations and By Laws. Once approved by seventy five percent or more of OBPCA members, the proposed amendment would enable the Board to negotiate and contract agreements to provide bulk rate cable, internet, satellite or similar service as Common Elements. The documents were reviewed and modifications discussed. After the review was completed Jeanette Webster made a motion to accept the amendment and related documents as modified. The motion was seconded and approved.

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

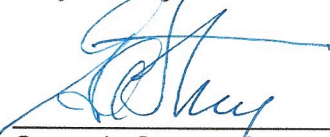
- The Board reviewed a request from the owner of units 104, 205, 307, 507 and 807 to approve rental of the units. The request was discussed but deemed to be inconsistent with the OBPCA Declarations and By Laws and unanimously declined.
- The firewall installation in unit 1510 was completed under budget.
- A new fitness instructor, Maureen Dunphy has started.
- OBPCA website updates are nearly complete.

Jeanette Webster reviewed the OBPCA financial reports for the period ending October 31, 2017. The information was discussed and accepted. Jeanette also informed the Board that 61.197% of OBPCA members approved the budget opting out of fully funding the reserve.

As a follow up to the October 17, 2017 Board Meeting, draft documents related to a new policy governing Alterations of Common Elements within Owners Units were discussed. Jeanette Webster made a motion to accept the policy as modified. The motion was seconded and approved. The final written policy will be reviewed by the Board before distribution to OBPCA members.

With there being no further business, the meeting was adjourned at 8:35pm.

Respectfully submitted by:

A handwritten signature in blue ink, appearing to read "G. Strong", written over a horizontal line.

Gregg A. Strong, Secretary