

**ONE BRATEN AHL PLACE**  
**CONDOMINIUM ASSOCIATION**  
**MINUTES OF THE JANUARY 16, 2018 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 6:02pm by President Sue Dempsey.

The November 21, 2017 Meeting and Executive Session Minutes were discussed and comments made to clarify content. A motion was made by Jeanette Webster to ratify the November 21, 2017 Meeting Minutes as amended, the motion was seconded and approved. Jeanette Webster made a motion to approve the November 21, 2017 Executive Session Minutes as amended, the motion was seconded and approved.

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

- Fitness Center updates are to be completed by the end of February.
- A request was discussed to allow for assignment of our landscaping contract from Green Estates to a company acquiring Green Estates. The request was tabled pending review of additional information.
- Two replacement security guards were hired since the November meeting. Interviews are being conducted for a part-time Resident Service Desk employee.

Jeanette Webster reviewed the OBPCA financial reports for the period ending November 30, 2017. The information was discussed and accepted.

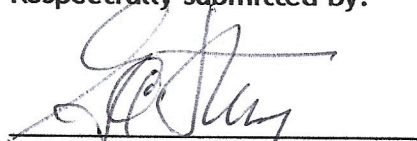
A draft of a Records Request Policy was reviewed and modifications recommended and discussed. After discussion was complete, Corinne Hartman made a motion to accept the Records Request Policy as amended. The motion was seconded and approved.

A letter from Kaman & Cusimano clarifying OBPCA and unit owner responsibility for damage to a unit, limited common elements and common elements from an unexpected event was reviewed and discussed. The substance of the letter was accepted and Sue Dempsey made a motion to have Kaman & Cusimano draft communication to OBPCA Members regarding this topic. The motion was seconded and approved.

The content of the OBPCA website was reviewed by Patrick Rosenthal. The content was discussed and Patrick agreed to move forward based upon Board member recommendations.

With there being no further business, the meeting was adjourned at 8:23pm.

Respectfully submitted by:

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

Gregg A. Strong, Secretary