

**ONE BRATENAHL PLACE  
CONDOMINIUM ASSOCIATION  
MINUTES OF THE APRIL 17, 2018 BOARD MEETING  
SUITE 101**

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

**IN ATTENDANCE:** PAMELA HENDRIX, FIRST REALTY  
JULIE PERKINS, KAMAN & CUSIMANO

The meeting was called to order at 7:52pm by President Sue Dempsey.

The February 20, 2018 Meeting and Executive Session Minutes were discussed and comments made to clarify content. A motion was made by Gregg Strong to ratify the February 20, 2018 Meeting Minutes, the motion was seconded and approved. Jeanette Webster made a motion to approve the February 20, 2018 Executive Session Minutes as amended, the motion was seconded and approved.

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

- Various unit sale activity was reviewed.
- The status of the eighth floor expansion joint replacement was discussed. When comparing multiple estimates, the quote from RELMEC Mechanical in the amount of \$33,275 was recommended. A motion to approve the expenditure was made by Scott Kilpatrick, seconded and approved.
- Multiple estimates for pipe cleaning and ultrasound testing in four locations around the eighth floor expansion joint were reviewed. The quote from Gardiner in the amount of \$4,395 was recommended. A motion to approve the expenditure was made by Corinne Hartman, seconded and approved.
- Pamela discussed that the Maintenance staff was beginning preventive maintenance on April 16th which includes inspecting shut off valves and replacing batteries.
- Pamela discussed issues with boiler #1 that need to be addressed. She is soliciting quotes to repair the boiler and attempting to have coverage provided under a warranty. Because time is of the essence, she requested approved to move forward with an expenditure not to exceed \$25,000. Gregg Strong made a motion to approve the request, the motion was seconded and approved.
- Pamela described a summer project to clean the garage by power washing and initiate a program to register bikes on the property.
- She also described the bike registration program in more detail and the related effort to remove abandoned bikes from the storage area.
- As a result of the recent power outage, phone battery back up and evacuation procedures are being reviewed.
- The expenditure for the Bratenahl off duty police coverage from February 27th through March 3rd was \$3,640.

- Pamela discussed follow up from the security discussion at the last meeting including elevator access codes, security review and garage remote options.
- A unit rental list was provided for review indicating 11.24% of total available units are currently being rented.
- Pamela is interviewing for a full time security officer.

Jeanette Webster reviewed the OBPCA financial reports for the period ending March 31, 2018. The information was discussed and accepted.

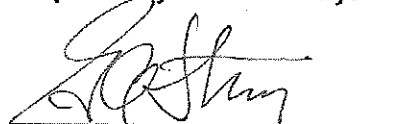
The Board reviewed the Notice of Annual Meeting and election procedures. Additional candidate meet and greet sessions were discussed along with some minor modifications to the proxy language.

Marketing Committee activity was reviewed by Patrick Rosenthal. Marketing Committee plans were discussed.

Minutes for the Communications, MR&R, Landscaping and House Committees were distributed with agreement to discuss at the next meeting.

With there being no further business, the meeting was adjourned at 9:07pm.

Respectfully submitted by:



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Gregg A. Strong, Secretary