

ONE BRATENAHL PLACE
CONDOMINIUM ASSOCIATION
MINUTES OF THE MAY 15, 2018 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**
BILL PENDER, FIRST REALTY PROPERTY MANAGEMENT
JULIE PERKINS, KAMAN & CUSIMANO
DARCY MEHLING GOOD, KAMAN & CUSIMANO

The meeting was called to order at 6:05pm by President Sue Dempsey.

Larry Domin, House Committee member was in attendance to discuss a recommendation by the Committee for fabric to recover the Garden Court chairs. The fabric options were presented and discussed. Domin indicated that all House Committee members were supportive of this recommendation. The cost for the fabric is \$2,181 and labor cost would be \$4,423. The combined cost plus applicable taxes is within the approved budget for this project. Mr. Domin left the meeting to allow the Board to discuss the recommendation. Scott Kilpatrick made a motion to approve the recommendation, the motion was seconded and approved with one member making their approval contingent upon unanimous House Committee support.

The April 17, 2018 Meeting, In Camera Session and Executive Session Minutes were discussed and comments made to clarify content. A motion was made by Scott Kilpatrick to approve the April 17, 2018 Meeting Minutes, the motion was seconded and approved. Scott Kilpatrick made a motion to approve the April 17, 2018 Executive Session Minutes as amended, the motion was seconded and approved. Scott Kilpatrick made a motion to approve the In Camera Session Minutes, the motion was seconded and approved.

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

- Unit sale activity and units listed for sale were reviewed
- Pamela confirmed the expansion joint for the 8th floor project has been ordered. The target date for the work to begin is June 4th. The contractors have agreed to work 12 hour days to reduce total project time. While the water line is drained, Eddy testing will be conducted to determine any additional areas in need of repair.
- Gardiner provided an estimate for repairs to PVI Boiler # 1 in the amount of \$22,440, within the previously approved \$25,000. Repair work began on May 11th.
- The bicycle registration program is underway with 37 residents registering their bikes to date.

- Pamela reviewed a Temperature Control Policy - The chiller will turn on automatically when the outside temperature reaches 60 degrees or higher and automatically turnoff when the outside temperature goes below 56 degrees. Between 60 and 56 degrees, nothing will be running.
- Work has begun on the tennis courts to prepare them for use.
- Work will begin soon on cleaning up the area around the storage lockers including removing any personal items stored outside of the lockers.
- 24/7 use of security codes for elevator use will be implemented as part of a more comprehensive security review. Codes will be required to access the elevator from the lobby but not the basement.

Jeanette Webster reviewed the OBPCA financial reports for the period ending April 30, 2018. The information was discussed and accepted. Jeanette also indicated the high speed internet contract with Spectrum Charter has been signed. A facility walk through with Charter Spectrum representatives was also completed.

With there being no further business, the meeting was adjourned at 8:07pm.

Respectfully written and submitted by Gregg Strong:

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

Scott Kilpatrick, M.D. , Secretary