

One Bratenahl Place Condominium Association
Minutes of the June 19, 2018 Board Meeting
Suite 101

Members Present: Sue Dempsey

Corrine Hartman

Scott Kilpatrick

Ronnie McConnell

Patrick Rosenthal

Jeanette Webster

Members Absent: Bill Christ

Invited Guests: James Grasso, First Realty Property Management

Julie Perkins, Kaman & Cusimano

Call to Order:

There were sufficient members for a quorum. The Board Meeting was called to order at 6:00 p.m. by President Sue Dempsey.

Meeting Discussions:

Gregg Strong, the former Secretary, had prepared the May Meeting Regular Board Meeting and Executive Meeting Minutes which had been previously unanimously approved via email by the prior Board with the Regular Board Meeting Minutes already distributed to the residents.

Given the absence of Bill Christ, the new Board and Julie Perkins decided to postpone Julie's annual "Introduction to Board Membership" for the 2 new board members until the next Board meeting in July.

Jeanette Webster reviewed the One Bratenahl Financial Statement provided by First Realty for the period ending May 31, 2018. This information was discussed and accepted.

James Grasso provided the Board with updates regarding the 8th floor expansion joint. There are no active leaks, but they will continue to monitor. A decision had been made to reschedule the repair until the fall, sometime in October, when the building HVAC system was changed from cooling to heating, avoiding the discomfort of having to shut down the cooling system for several days during the summer. In the meantime, an access panel would be created in the hallway adjacent to suite 807 to monitor the pipe for any evidence of active leaks.

The Board reviewed a quote from Underground Connections for \$7500 to repair a 6" cast iron pipe above the Bistro kitchen. The repair was considered urgent and necessary, requires 5-7 hours, and necessitates shutting down water the supply to the 07, 09, and 11 north side suites. Jeanette Webster made a motion to approve the expenditure, including timely notification of the residents in the affected suites, with advance notice to Gino for starting the project Thursday morning, June 21, at 8:30 a.m. Corrine Harman seconded the motion, which was subsequently approved unanimously.

The Board also reviewed a second quote to repair a 01 series domestic water line for \$3998. The repair required being done at night, as it was necessary to drain water for the entire building. To reduce labor costs and minimize disruption to the residents and the restaurant, the recommendation was for the repair of this water line to be done in continuity with the repair of the 6" cast iron pipe (see above). Jeanette Webster made a motion to approve the expenditure, Corrine Harman seconded, and it was approved unanimously.

James Grasso reported that the electric door opener and closure for the handicap elevator in the penthouse was not working properly. The cost of repairing the door by Stanley was \$2225.93 compared to door replacement by Stanley at \$2080.65 (Silco \$2295.21). Corrine Harman made a motion to approve the door replacement bid by Stanley, Patrick Rosenthal seconded, and the expenditure was unanimously approved.

Jeanette Webster provided an update regarding the fiber optic installation. Charter has been on site and not reported any issues related to the pending installation. The "go-live" date is projected to be mid-August.

Corrine Harman brought up concerns related to our current Owner Handbook and inconsistencies between our by-laws and similar rules and policies documented elsewhere. All agreed that there was a need to merge various policy documents and to ensure that all rules and regulations were consistent and did not conflict with our governing by-laws. Corrine Hartman volunteered to oversee this project with the ultimate goal of creating a single "Handbook of Rules and Information". One non-Board owner had expressed an interest in this issue in the past, and the Board supported him being asked for his willingness to participate with Corrine. Sue Dempsey made a motion to approve this project, Scott Kilpatrick seconded, and it was unanimously approved.

Board members had a detailed discussion regarding the adoption of a Board Code of Ethics, specifically taken from Kanan & Cusimano's Operations Guide for Board Members of Community Associations. There were diverse opinions, "pros" and "cons", regarding whether to document dissenting votes and the dissenter Board member's opinions in the final Board Meeting minutes. Review of the past year showed that consensus had been reached in the vast majority of the Board's decisions, resulting in a unanimous vote. Dissenting votes rarely had occurred only in the Executive Meetings. Sue Dempsey made a motion to approve Kanan & Cusimano's Code of Ethics with the final vote count included in the meeting minutes but not the reasons behind the dissent. Corrine Hartman seconded the motion, and it was unanimously approved.

Due to time constraints, review of committee specific reports were deferred to the July Board meeting in order to prepare for the following Executive Session Meeting.

The Board Meeting was adjourned at 7:48 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Scott E. Kilpatrick". The signature is stylized with a large initial "S" and a long horizontal stroke extending to the right.

Scott E. Kilpatrick, M.D., Secretary