

One Bratenahl Place Condominium Association
Minutes of the December 11, 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: Karen Seagren, 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 6:01 p.m. by President Sue Dempsey.

Meeting Discussions:

Approval of Special Board Meeting Minutes from November 4, 2018 (acting secretary Ronnie McConnell): Sue Dempsey made a motion to approve these minutes, Jeanette Webster seconded, and it was approved unanimously.

There was discussion regarding the recent by-laws proposed amendment, and the Board reviewed a draft of the owner letter (by Julie Perkins) that would accompany the by-laws proposal. Corrine Hartman suggested changes to the letter, including the exterior envelope listing only the owner name and unit number for the purpose of determining quorum and insuring that there are no duplicate votes, and Karen Seagren would modify the letter according to Board instructions. Scott Kilpatrick motioned to approve the owner letter with suggested revisions, Ronnie McConnell seconded it, and it was approved unanimously. Karen Seagren agreed to make the approved edits and send to owners prior to the holidays. An information meeting was scheduled for January 9, 2019, which would be followed by a meeting on February 11, 2019. Additional meetings may be scheduled pending the voting results of the amendment.

The Board discussed the In Suite Maintenance matrix and supporting documents, originally provided by Corrine Hartman and Richard Horvath, and recently edited by Kaman & Cusimano. The original charge to our attorneys was to make sure that the proposed maintenance document did not conflict with our by-laws. Additional issues discussed related to scheduling deliveries, including weekends, porter services and their availability, and the employee waiver for work performed by our employees on our premises as independent contractors. The original employee waiver drafted by Julie Perkins had never been actually signed and executed; however, the information had been shared and discussed with the residents at an informational meeting. All agreed that the waiver information should be in both the Employee Handbook and contained within the Resident Handbook. Both the employee waiver and In Suite Maintenance document were tabled for further discussion at the next Board meeting on January 21, 2019.

A resident had recently alleged that different wiring with different speed capacity was being installed on the South side of the building compared to that on the North side. Karen Seagren and Jeanette Webster reiterated that there was no difference in the wiring functional capacity between the two sides of the building. Scott Kilpatrick asked for clarification regarding the installation of the Wi-Fi devices. Originally, the plan, based on Spectrum's prior optimal coverage analysis of the building, had been placement of the devices above or next to the doorways, but, given the modifications and renovations of the various suites in our building, such a uniform approach may not be possible or feasible in all condominiums. In some suites, the devices may be installed in the hallways or stairways to obtain optimal coverage. Karen Seagren agreed to provide the residents with a proposed working floor schedule (with approximate date and timing of the installation of devices on the specific floors), allowing interested residents the opportunity to be present when the technicians of Spectrum arrived to their suite for the device installation. Jeanette Webster confirmed that the Wi-Fi would not be turned "on" until all installations were completed and the waivers were signed by the owners.

In preparation for Executive Session, the regular Board Meeting was adjourned at 7:00 p.m.

Respectfully,

A handwritten signature in black ink, appearing to be 'SK', written in a cursive style.

Scott E. Kilpatrick, M.D., Secretary