

One Bratenahl Place Condominium Association

Board Meeting Minutes- March 18, 2019

Suite #101

Board Attendees - S. Dempsey, P. Rosenthal, J. Webster, C. Hartman, and R. McConnell
S. Kilpatrick (by phone @ 8:21 p.m.) Not Present- B. Christ

*J. Perkins- Kaman & Cusimano, LLC (KC)

*B. Pender & K. Seagren- First Realty Property Management (FRPM)

8:17 p.m. Meeting called to order by President S. Dempsey

Agenda Discussions:

- 1) Board review and approval of prior Feb. 18, 2019 board meeting minutes. Motion to approve minutes after revisions first by C. Hartman, second by S. Dempsey. Passed unanimously.
- 2) Treasurer's Report- Given by J. Webster in conjunction with Manager's Report.
- 3) Manager's Report-
 - A) Insurance renewal- K. Seagren suggested keeping The Cincinnati Insurance Co as with Building 2. Motion to accept first by J. Webster, second by S. Kilpatrick. Passed unanimously.
 - B) Pitney-Bowes renewal- K. Seagren suggested renewal with upgrade to equipment utilizing Wi-Fi system instead of phone. Motion to renew first by C. Hartman, second by R. McConnell. Passed unanimously.
 - C) Approval to present Scheeser Buckley Mayfield with the addendum that was prepared by Kaman & Cusimano. Motion to approve addendum to Scheeser Buckley Mayfield first by S. Dempsey, second by C. Hartman. Passed unanimously.
 - D) Fire Panel upgrade- Procure quote from Shannon Electric. Upgrade plan to be submitted to State Fire Marshall by Shannon Electric and Life Safety, including K. Seagren to approve submission. Motion for proposal first by C. Hartman, second by S. Kilpatrick. Passed unanimously.
 - E) Air handler #4 replacement- K. Seagren recommended accepting Trane proposal as no wall demolition would be necessary for replacement. Motion to accept first by J. Webster, second by C. Hartman. Passed unanimously.

F) Parking garage- Discussion about washing and in house cleaning. Revisit quotes for striping and masonry repair.

4) Old Business-

A) Election Bylaw Amendment Schedule- 60 days prior notification necessary. Recommend date for May 30th, 2019. Nominations will be received by K & C with K & C oversight. Addressed and paid postage envelopes to be sent to owner(s) on title. Draft letter to owners discussed. Motion to accept draft letter with revisions of candidate form first by R. McConnell, second by J. Webster. Passed unanimously.

5) Committee Reports- Marketing Committee tabled: catch up meeting to be scheduled. Discussion as to make public all committee minutes tabled.

6) Motion to adjourn first by R. McConnell, second by P. Rosenthal. Passed unanimously.

Adjourn at 9:12 p.m. by President S. Dempsey

Ronald McConnell



Recording Secretary