

**One Bratenahl Place Condominium Association**  
**Minutes of the April 2, 2019 Special Board Meeting**  
**Suite 101**

**Members Present:** Sue Dempsey  
Corrine Hartman  
Scott Kilpatrick  
Ronnie McConnell  
Patrick Rosenthal  
Jeanette Webster

**Members Absent:** Bill Christ

**Invited Guests:** None

**Call to Order:**

There were sufficient members for a quorum. The Special Board Meeting was called to order at 6:04 p.m. by President Sue Dempsey.

**Meeting Discussions:**

The Board had a detailed discussion regarding the Election Committee and their duties for the upcoming election. Per the recently passed Amendment, the Board must appoint an Election Committee consisting of at least 3 persons, 2 of whom must be Unit Owners. The Board agreed to provide 5 persons for the Election Committee, 4 of whom would be Unit Owners and 1 would be a Certified Public Accountant (CPA), who would serve to both assist and monitor the election. The CPA also would be assisted by a data entry person from their firm. Further discussion related to 2 teams of 2 Unit Owners, with one team for validating that the outside envelopes were signed, a quorum was achieved, and no duplicate votes received. The second team of 2 Unit Owners would be predominantly tasked with opening the inner unsigned envelope and tallying the anonymous ballots by percent share ownership, ensuring confidentiality. Sue Dempsey and Scott Kilpatrick agreed to provide edits of the discussion and agreed upon points for the new 2019 Election Procedure, in preparation for the April 15, 2019, Board Meeting. Additional details will be forthcoming and formally approved at this April Board Meeting.

The Board recognizes the need to modernize and update current resident parking policies, yet must strive to keep them consistent with our by-laws. Current garage parking is "restricted to assigned spaces only", and each assigned space "may be used for only one vehicle". Further discussion related to designating specific and separate parking spaces, which could be made available for lease by individual Unit Owners, for 2-wheeled motorcycles and scooters. The

Board also revisited the implementation of electrical outlets for use by residents, who use the outlets for continuous vehicle charging. Additional discussion will need to occur related to the future of electrical vehicle charging for vehicles predominantly propelled by rechargeable batteries and the costs of the infrastructure needed to provide such support.

In preparation for the Special Executive Session, the Special Board Meeting was adjourned at 7:15 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read 'S. Kilpatrick', with a long horizontal flourish extending to the right.

Scott E. Kilpatrick, M.D., Secretary