

One Bratenahl Place Condominium Association
Minutes of the May 20, 2019 Board Meeting
Property Manager's Office

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

Members Absent: None

Invited Guests: Bill Pender, First Realty Property Management
Blair Cancelliere, First Realty Property Management
Karen Seagren, First Realty Property Management

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 the regular Board Meeting Minutes from 4/15/19: Corrine Hartman motioned to approve these minutes with approved edits. Sue Dempsey seconded, and it was approved unanimously.

I. Projects, on-going operational costs, and maintenance (Manager's Report)

A. The Window Project List was reviewed with total expenditures of \$29,410.00 for the 2018-2019 budget year.

B. Air Handling Unit #4. Installation by Trane to begin on Tuesday, May 21, requiring 2 weeks to complete.

C. Garden Court cleaning will begin Monday, June 3, at which time the Garden Court will be closed for a minimum of 1 week.

D. Pipes and Risers. The survey is almost complete and Karen Seagrens expects the final report to be available soon.

E. Tennis Courts. Union Sport was previously contacted to prepare and clean the clay tennis courts for the 2019 summer season. A cost proposal to provide this service is forthcoming.

F. Bratenahl Place Pier Replacement. Two quotes to replace the pier, Bama Masonry and MA Building, have been received and reviewed. The Board requested that Management obtain a third quote before making a final decision on the project.

G. Cylindrical floor scrubber. The Board reviewed 2 quotes for replacement and 1 quote for repair of the current garage floor scrubber. Ronnie McConnell motioned to approve the repair of our current floor scrubber, estimated at \$6969.57, to be done by Newport Chemical. Scott Kilpatrick seconded, and it passed unanimously.

H. Garage floor cleaning/painting/stripping. Three quotes were reviewed and discussed from CMS group, Perfect Colors, and Delta Industrial. Corrine Hartman motioned to approve the expenditure of \$29,375.00, using Delta Industrial, including a request that Management also check references prior to moving forward. Ronnie McConnell seconded, and it was approved unanimously.

I. 1997 Blue Pickup Truck. This truck has not been in use for 2 years and would require significant cost and work for it to function properly. With the recommendation of Management, Scott Kilpatrick made a motion to scrap the truck, Sue Dempsey seconded, and it was approved unanimously.

II. Miscellaneous.

There are 14 units currently for sale in One Bratenahl Place, 7 utilizing Mac Realty, 2, Chestnut Hill Realty, 1, Howard Hanna, 1, Coakley Real Estate, 1, Ohio Broker Direct, 1, Remax Trinity, and 1 Worsech Real Estate Services.

Financial report: Jeanette Webster reviewed the One Bratenahl Financial Statement provided by First Realty for the period ending April 30, 2019.

The Security Gatehouse. Currently waiting on another quote for repair. Final negotiations with the responsible insurance company is forthcoming.

Karen Seagren mentioned complaints by a Unit Owner regarding a moth infestation. It was decided that additional investigation was needed to determine if the infestation was isolated only to their specific suite and/or involved other adjacent areas or suites as well. The Board also discussed the issue more broadly and decided to have Management evaluate the cost effectiveness of providing annual extermination services for insects, rodents, and pests for individual owner suites, in addition to the common areas.

The Annual Meeting Agenda for the upcoming election on May 30, 2019, was discussed. The Board also reviewed the One Bratenahl Place Minutes from the Annual Meeting, May 24, 2018,

for any inaccuracies or typographical errors. These minutes will be available at the Annual Meeting on May 30, requiring owner approval.

Committee Reports

Communications: There is currently no active Committee.

Finance: Jeanette Webster reported that there was nothing new to report.

House: Sue Dempsey mentioned that the Committee has received their RFP (Request for Proposal), and the range of pricing was quite wide. The proposals are currently being scrutinized by our property manager, Karen Seagren, and the Committee, prior to being presented to the Board.

Landscaping and Grounds: Scott Kilpatrick reviewed several quotes from Green Estates to round out the west side beds, provide rock outcroppings, and plant additional perennials. Green Estates is aware that several evergreens died during the winter and need replacement. Scott Kilpatrick asked that a meeting be set up between Matt Supler, of Green Estates, and Suzy Westbrook, the Co-Chair of the Committee, and he to discuss and prioritize the above options. For this fiscal year (ending August 31), the remaining Landscaping Budget was expected to be around \$2000-3000.00.

MR&R: Corrine Hartman reported that there was nothing new to report.

Marketing: Patrick Rosenthal reported that the combined 1BP and 2BP promotional video is almost complete, which now will be using a professional voice-over (as opposed to individual resident voices), guiding the viewer through the video about our buildings and lifestyle.

Social: Sue Dempsey reminded all that the Annual Picnic is scheduled for June 23, 2019. The date for the next Board meeting currently is scheduled for June 17, 2019, assuming the new Board adopts the same meeting schedule.

The date for the Annual Meeting is scheduled for Thursday, May 30, 2019.

The Board Meeting was adjourned at 7:45 p.m.

Respectfully,



Scott E. Kilpatrick, M.D., Secretary