

## OLENTANGY THE CONDOMINIUM

### Board Meeting – August 15, 2019

#### Minutes

Attendance: Alina Wungsirivesh, Randy Hageman, Mary Ann Holevas, Doug Vaughn, John Snedeker, Tony Mastriani, and Diane Mauk (Patterson Merkle Management)

Absent: None

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
  - a. Mastriani motioned to approve June 20, 2019 minutes and it was seconded by Wungsirivesh. Motion passed.
- III. Treasurer's Report
  - a. Wungsirivesh presented the financials as of July 31, 2019
    - i. Checking \$174,981.79
    - ii. Reserve Accounts:
      1. First Financial Bank Money Market \$226,555.11
      2. Prepaid Insurance \$13,733.00
    - iii. Total Assets \$415,269.90
    - iv. Increase in Reserve - \$23,075.85
    - v. Total Owner's Reserve \$415,269.90
- IV. Manager's Report (Mauk)
  - a. Financials (July 2019)
    - i. Income has a positive variance of \$2,459.10.
    - ii. Administrative expense has a positive variance of \$4,954.74.
    - iii. Maintenance and repair expense has a positive variance of \$17,159.71.
    - iv. Utilities are under budget \$6,848.76.
    - v. Increase in reserve was \$23,075.85 after capital expenditures. Total assets are \$415,269.90
  - b. Receivable Report:
    - i. Total receivables are \$8,518.50 spread among 9 units.
    - ii. Total prepays are \$13,562.00
- V. Old Business
  - a. None at this time
- VI. New Business
  - a. 4758 B Middletowne – New Patio Door
    - i. Mastriani motion to approve patio door with approved color. Motion seconded by Holevas. Motion passed.
  - b. 655 H Providence – Landscape Alterations
    - i. Tabled to allow board to view property.
  - c. Concrete Bid for leveling \$2,434.50

- i. Mauk noted that Doug walked with contractor for concrete leveling. B-Level submitted a bid of \$2,434.50. The Providence / Middletowne courtyard sidewalks are not candidates and not part of the bid.
  1. Wungsirivesh motioned to approve B-Level to level concrete across the property for \$2,434.50. Mastriani seconded motion. Motion passed.
- ii. Hageman has noted that we received a bid to replace the concrete and fix the trip hazard in the Providence / Middletowne Courtyard.
  1. Wungsirivesh motioned to approved bid from Heiberger to replace the sidewalk in the Providence / Middletowne Courtyard for \$6,240. Mastriani seconded motion. Motion passed.

VII. Landscape Committee Update

- a. A plan was presented from the Landscape Committee on future plans across the community. Budget is already in place to cover the items for the rest of 2019.
- b. Some community members discussed their thoughts on the current state of landscaping.

VIII. Resident's Comments

- a. Hageman noted that the Board would like to increase the use of Building Captains. The board is trying update the Building Captain information.
- b. Wungsirivesh asked the resident's their thoughts on a community private Facebook page.
- c. Wungsirivesh noted that the yard sale was successful. It did not break even, but it seemed well accepted by the community.
- d. A resident noted that a package was stolen from a porch.
- e. A resident noted that some of the drains need to be looked at, some asphalt needs replaced.

Meeting adjourned at 7:55PM