

OLENTANGY THE CONDOMINIUM

Board Meeting – January 21, 2021

Minutes

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

Absent: MaryAnn Holevas

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Wungsirivesh motioned to approve November 19, 2020 minutes and it was seconded by Mastriani. Motion passed.
- III. Treasurer's Report
 - a. Wungsirivesh presented the financials as of December 31, 2020
 - i. Checking \$174,559.10
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$227,059.77
 2. Kemba Money Market \$152,384.55
 3. Kemba Savings \$5.00
 - iii. Total Assets \$554,008.42
 - iv. Increase in Reserve - \$95,112.87
 - v. Total Owner's Reserve \$554,008.42
- IV. Manager's Report (Mauk)
 - a. Financials (December 2020)
 - i. Income has a negative variance of \$2,738
 - ii. Administrative expense has a positive variance of \$3,495
 - iii. Maintenance and repair expense has a positive variance of \$3,022
 - iv. Utilities has a positive variance of \$4,530
 - v. Increase in reserve was \$76,074 after capital expenditures. Total assets are \$554,008.42
 - b. Receivable Report:
 - i. Total receivables are \$1,441.55 spread among 8 units.
 - ii. Total prepays are \$8,326.03
- V. Old Business
 - a. n/a
- VI. New Business
 - a. 632 B Providence – Window Replacement – Brown with White Grids. Motioned for approval by Wungsirivesh and seconded by Mastriani. Motion approved.
 - b. Hageman noted that the board has had tentative discussion about reopening the gym located below the lodge. We have decided to tentatively re-open date of February 1st. This is subject to change. The board is working on guidelines and will notify residents via the website, Facebook, and email.

- c. Hageman noted that some thefts from cars have been noted in the community over the winter. The board is looking to improving lighting around the car ports. Some residents have suggested cameras. Hageman noted that cameras would only be effective in showing the crime was committed but may not show who did it and would not be monitored.
- d. Wungsirivesh and Hageman noted that lodge would remain closed for rentals until further notice.

VII. Resident's Comment

A resident noted that her car had all 4 tires removed and wanted security cameras installed or at least a sign noting the community was monitored. Wungsirivesh reiterated that cameras may not prevent the crime and would not be monitored adding little value compared to the cost. Additionally, Wungsirivesh noted that signage indicating cameras or other surveillance was in place, that was not actually in place could lead to unrealistic expectations and legal liability for the association.

Meeting adjourned at 7:12PM