

## OLENTANGY THE CONDOMINIUM

Board Meeting – April 15, 2021

### Minutes

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

Absent: John Snedeker

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
  - a. Mastriani motioned to approve November 21, 2019 minutes and it was seconded by Holevas. Motion passed.
- III. Treasurer's Report
  - a. Wungsirivesh's presented the financials as of March 31, 2021
    - i. Checking \$199,809.22
    - ii. Reserve Accounts:
      1. First Financial Bank Money Market \$227,144.77
      2. Kemba Money Market \$152,449.55
      3. Kemba Savings \$5.00
    - iii. Total Assets \$586,521.16
    - iv. Increase in Reserve - \$32,512.74
    - v. Total Owner's Reserve \$586,521.16
- IV. Manager's Report (Mauk)
  - a. Financials (March 2021)
    - i. Income has a positive variance of \$16,891
    - ii. Administrative expense has a positive variance of \$1,636
    - iii. Maintenance and repair expense has a negative variance of \$4,451
    - iv. Utilities has a negative variance of \$12,767
    - v. Increase in reserve was \$32,512.74 after capital expenditures. Total assets are \$586,521.16
  - b. Receivable Report:
    - i. Total receivables are \$596.57 spread among 2 units.
    - ii. Total prepaids are \$24,358.03
- V. Old Business
  - a. No old business
- VI. New Business
  - a. 4730 J MT – Storm Door approval requested. Motioned for approval by Wungsirivesh and seconded by Holevas. Motion approved.
  - b. 4825 M PF – Sliding Patio Doro approval requested. Motioned for approval by Holevas and seconded by Mastriani. Motion approved.
  - c. AEP work still in progress
  - d. New back entrance sign planned
  - e. New planting for the front entrance has been scheduled.
  - f. Community Events have been scheduled:
    - i. Thursday, May 20th, 5:30-7:30 PM: The Purple Chicken
    - ii. Saturday, June 19th, 8-11 AM: Community Garage Sale & Food Truck (TBA)

- iii. Thursday, July 15th, 5-8 PM: Machete Tacqueria & ice cream truck TBA
- iv. Thursday, August 19th, 5-8 PM: Holy Crepes
- v. Sunday, September 2021 (date TBD), 10 AM-1 PM: Dog Swim (there will also be dog ice cream from a local vendor available for purchase)

VII. Resident's Comments

- a. Resident brought up tennis court restoration, board will seek expert advice for future repairs.

Meeting adjourned at 7:24PM