

## OLENTANGY THE CONDOMINIUM

### Board Meeting – May 20, 2021

#### Minutes

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

Absent: n/a

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
  - a. Wungsirivesh motioned to approve April 15, 2021 minutes and it was seconded by Mastriani. Motion passed.
- III. Treasurer's Report
  - a. Wungsirivesh presented the financials as of April 30, 2021
    - i. Checking \$202,743
    - ii. Reserve Accounts:
      1. First Financial Bank Money Market \$227,155
      2. Kemba Money Market \$152,510
      3. Kemba Savings \$5
      4. Insurance Claim Pending – AEP Damage \$215.00
    - iii. Total Assets \$582,198
    - iv. Increase in Reserve \$28,189
    - v. Total Owner's Reserve \$582,198
- IV. Manager's Report (Mauk)
  - a. Financials (April 2021)
    - i. Income has a positive variance of \$11,638
    - ii. Administrative expense has a positive variance of \$1,392
    - iii. Maintenance and repair expense has a negative variance of \$2,890
    - iv. Utilities has a negative variance of \$13,277
    - v. Increase in reserve was \$22,666 after capital expenditures. Total assets are \$582,198
  - b. Receivable Report:
    - i. Total receivables are \$357 spread among 1 unit.
    - ii. Total prepaids are \$18,845
- V. Old Business
  - a. Hageman noted the board discussed opening the and if any restrictions would be put into place. Doug has been working hard with the pool company. Hopefully we can open in the next several days. We will post information on the website, Facebook, and via email. Previous COVID restrictions will remain in place until June 2<sup>nd</sup>.
  - b. Wungsirivesh and Hageman noted that the garage sale is June 19. Individuals should contact Wungsirivesh to volunteer or get information.

- c. Hageman noted that June 1<sup>st</sup> the association is asking residents to remove bikes from the bike racks so that repairs can be made. Those bikes not removed by then will be disposed.

VI. New Business

- a. Concrete bids – Heiberger bid is \$23,180 and includes concrete repairs across the community. Mastriani motioned to approve, the motion was seconded by Holevas. Motion passed.
- b. Painting bids – Fences – The association got 3 bids and has chosen the Contractor Guys to paint unfinished fences at 601 and 631 Olde Towne. The cost is \$6,300 and was the lowest bid. Wungsirivesh motioned to approve, the motion was seconded by Mastriani. Motion passed.
- c. Painting bids – Lodge Decking – The association got 3 bids and has chosen PrimPainting to pressure wash all wood surfaces of the clubhouse decking and underside and apply fresh stain. The cost is \$8,400. Mastriani motion to approve, the motion was seconded by Holevas. Motion passed.
- d. Hageman noted that the association has worked to be consistent with Covid restriction put in place by the State. As such, we will be opening the Lodge, swimming pool, and fitness center fully on June 2, when the State officially lifts all restrictions. The Lodge will be available for rentals starting June 20<sup>th</sup>. The swimming pool furniture will be put out around June 2<sup>nd</sup>.

VII. Resident's Comment

- a. A resident asked (via Zoom Chat) about a dumpster fence that was removed and not replaced a couple of years ago. Mauk was going to investigate.

Meeting adjourned at 7:16 PM