

# OLENTANGY THE CONDOMINIUM

## Board Meeting – May 18, 2023

### Minutes

Attendance: Derrick McPeak, Tony Mastriani, John Snedeker, Scott Zinn, Rick Blevins, Diane Mauk (Patterson Merkle Management), and Doug Vaughn

Absent: None

Call to Order at 7:00 PM

McPeak began the meeting by introducing the new board's positions. Derrick McPeak would be President, Rick Blevins would be Vice President, John Snedeker would be Secretary, Scott Zinn would be Treasurer, and Tony Mastriani would be Member at Large.

- I. Approval of Minutes
  - a. Mastriani motioned to approve April 20, 2023, minutes and it was seconded by Snedeker. Motion passed.
- II. Treasurer's Report
  - a. Zinn presented the financials as of April 30, 2023
    - i. Checking \$133,331
    - ii. Reserve Accounts:
      1. Kemba Money Market \$179,087
      2. Kemba Savings \$5
      3. Edward Jones CD \$150,000
      4. Edward Jones CD \$150,000
    - iii. Total Assets \$612,422
    - iv. Increase in Reserve \$59,910
    - v. Total Owner's Reserve \$612,422
- III. Manager's Report (Mauk)
  - a. Financials (April 2023)
    - i. Income has a positive variance of \$12,213.
    - ii. Administrative expenses have a negative variance of \$2,378.
    - iii. Maintenance and repair expense has a positive variance of \$9,912.
    - iv. Utilities has a positive variance of \$26,955.
    - v. Increase in reserve is \$42,655 over budget, after capital expenditures. Total assets are \$612,422.
  - b. Receivable Report:
    - i. Total receivables are \$3,037 spread among 5 units.
    - ii. Total prepays are \$16,809.
- IV. Landscape Report
  - a. Updates
    - i. Pat noted that pool flowers would be planted on May 21<sup>st</sup>. The landscape committee is working to repair winter damage on bushes. Soon the committee expects work to begin on the front entrance. The committee is going to skip clean-up day this year to give the committee volunteers a break.

- ii. McPeak noted that the board discussed tree planting. The EMI quote came in high, but McPeak suggested that the committee could purchase the trees on their own and plant. McPeak noted he would invest the cost to purchase the trees.

V. Old Business

- a. Pool Repairs – Diamond Brite Repairs Made / New Pool Pump Expected this week.
  - i. McPeak noted that diamond Brite repairs have been made to the pool. Additionally, McPeak noted the new pool motor is in and will be installed Friday 5/19. The pool is expected to open Saturday 5/19.
- b. Tennis Court Repairs – Perimeter Repaired, crack fill scheduled.
  - i. McPeak noted that the perimeter repair of tennis court has been completed and crack fill is in the process of being scheduled.
- c. Decs & Bylaw Updated
  - i. McPeak noted that a meeting has been scheduled with the association lawyer to discuss Decs and Bylaws. The meeting is scheduled for Thursday June 1.
- d. Entrance Landscape
  - i. McPeak noted that the front entrance project is scheduled to start in June.
- e. Railing
  - i. McPeak noted that the handrail at 4811 ORR has been installed.
- f. Painting
  - i. McPeak noted that painting of wood behind electrical boxes has been completed.
- g. Treadmill
  - i. McPeak noted that treadmill replacement has been installed.
- h. Pool signs
  - i. McPeak noted that new pool signs have been installed and old signs removed.
- i. Spickets
  - i. McPeak noted that repairs to broken building spickets is schedule for 5/23 for 4825 Pennfair and 4745 Middletowne
- j. Irrigation repair for front entrance
  - i. McPeak noted that repairs to the front entrance irrigation is pending quotes. Mauk is working to find a supplier.

VI. New Business

- a. Rotted Wood Repairs - \$7,410
  - i. McPeak noted that we have a quote to perform rotted wood repairs to the units noted below for \$7,410 from D&R Exteriors.
  - ii. Mastriani motioned to approve as presented. Blevins seconded the motion. Motion passed.
  - iii. 673 OT entire bldg., 649 OT entire bldg., 631 Unit E OT, 4819 Units H/I MT, 652 Units B OT.
- b. Fence Painting Bids - \$6,900
  - i. McPeak noted that we have a quote to perform fence painting for a total of \$6,900 from Robert Webb.
  - ii. Zinn motioned to approve as presented. Mastriani seconded the motion, motion passed.
- c. 4811 A ORR – Replace Windows & Doors

- i. McPeak noted that we have a request to replace windows and doors at 4811 A ORR. The board is approving with the following changes: the door color must be the approved color formula, Mauk will provide. Additionally, the hardware must be polished brass.
    - ii. Mastriani motioned to approve with stipulations noted. Blevins seconded the motion, motion passed.
  - d. 600 G OTT – Replace Windows and Storm Door
    - i. McPeak noted that we have a request to replace windows and doors. The board is approving with the following changes: the storm door hardware must be polished brass.
    - ii. Blevins motioned to approve as with stipulation noted. Mastriani seconded the motion, motion passed.
  - e. 600 G OT Requesting Handicap Modification to cement sidewalk for building.
    - i. McPeak noted that the board has a request for handicap accommodations (concrete repairs) near 600 OT. McPeak noted that as the association gets a big for concrete repairs, we will include this modification and consider after the quote is received.
  - f. Tree replacement
    - i. Discussed above in landscape report.

VII. Resident's Comment

- a. Resident noted that their patio fence has large swatches of paint missing and would like to have it repaired.
  - i. McPeak noted that general fence repairs were one of the next priorities.
  - ii. Mauk noted that Doug has added a work order for this issue.
- b. Resident requested an update on the results of the survey that was sent to residents.
  - i. McPeak noted that while he hadn't formally calculated the survey results, he did review each survey and has some general information:
    - 1. Most residents that completed the survey were not in favor of electronic charging stations. Most residents that completed the survey were in favor of adding recycling to the community.
  - ii. Snedeker asked a general question to the residents, if they liked the survey and what frequency they thought would be good.
    - 1. Residents noted that they liked the survey and would like to see them for big decisions going forward.
- c. A resident asked about volunteering for the landscape committee. Pat noted that generally the committee works on Thursday's. Residents can reach out to Pat with more information.
- d. Resident asked who the association lawyer was. McPeak noted the lawyer's name.
- e. Resident noted that the voting limit to change the Dec's and Bylaws was 75%.

Meeting adjourned at 7:28 PM