

OLENTANGY THE CONDOMINIUM
Board Meeting – September 21, 2023

Minutes

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

Absent: None

Call to Order at 7:01 PM

- I. Approval of Minutes
 - a. Blevins motioned to approve August 17, 2023, minutes and it was seconded by Mastriani. Motion passed.

- II. Treasurer's Report
 - a. Zinn presented the financials as of August 31, 2023
 - i. Checking \$36,353
 - ii. Reserve Accounts:
 1. Kemba Money Market \$103,364
 2. Kemba Savings \$5
 3. Edward Jones CD – Goldman \$150,000
 4. Edward Jones CD – American Natl Bank \$150,000
 5. Edward Jones CD – Ally Bank \$100,000
 6. Edward Jones CD – PNC \$100,000
 7. Edward Jones – DWS Money Market - \$583
 - iii. Total Assets \$640,304
 - iv. Increase in Reserve \$87,793
 - v. Total Owner's Reserve \$640,304

- III. Manager's Report (Mauk)
 - a. Financials (August 2023)
 - i. Income has a positive variance of \$11,425.
 - ii. Administrative expenses have a positive variance of \$2,919.
 - iii. Maintenance and repair expense has a positive variance of \$1,117.
 - iv. Utilities has a positive variance of \$38,405.
 - v. Increase in reserve is \$49,818 over budget, after capital expenditures. Total assets are \$640,304.
 - b. Receivable Report:
 - i. Total receivables are \$4,599 spread among 9 units.
 - ii. Total prepaids are \$14,090.

- IV. Landscape Report
 - a. Updates
 - i. McPeak noted the landscape committee is starting to wrap up their work for the year. They put grass seed down in some areas, pruned 109 plants, and planted or transplanted 82.

V. Business Approved Outside of Monthly Meeting

- a. None

VI. Old Business

a. Declaration and Bylaws Update

- i. McPeak noted that every owner should have received a packet with Declaration and Bylaw proposed changes. A meeting to discuss is schedule, for all owners on, October 5th with the association lawyer.

b. Tennis Court Repairs – Perimeter repaired; crack fill scheduled.

- i. McPeak noted that the perimeter was repaired, and we are waiting on an updated for crack fill.

c. Fence Repairs – In Process

- i. McPeak noted that fence repairs are still in progress. It is estimated that about 70% of repairs have been made. Fence painting for applicable areas is still planned.

d. FHA Re-certification – In Process (Exp. 11/2023)

- i. McPeak noted information has been submitted and we should hear back soon.

VII. New Business

a. Grounds Maintenance

i. Shrub Removal - \$10,946.75

- 1. McPeak noted the landscape committee has identified a number of areas in the community that need shrubs removed. The quote is for \$10,946.75 from EMI. This would occur throughout the community.

ii. Ravine Clearing - \$7,932.73

- 1. McPeak noted the landscape committee has identified that the ravine needs to be cleared. The quote is for \$7,932.73 from EMI and would cover east and west of the clubhouse/lodge and behind the pool.

iii. Stump Removal & Turf Repairs - \$3,708.94

- 1. McPeak noted the landscape committee has identified areas where stumps need to be removed throughout the community. The quote is for \$3,708.94 from EMI and would include disposal.

iv. Consolidated motion

- 1. McPeak noted the three quotes from above total cost \$22,588.42 and would like the board to consider them together for the purpose of the vote.
- 2. Mastriani motioned to approve as presented. Blevins seconded the motion. Motion passed.

v.

b. EMI Landscape Maint. Services \$70,183.50

- i. McPeak noted our general landscaping contract is up for renewal for 2024. The total cost quoted would be \$70,183.50. This includes a 2% increase plus modifications to the service (e.g., an additional pruning, Ivy cleanup).

- ii. Mastriani motioned to approve as presented. Blevins seconded the motion. Motion passed.
- c. Sidewalk Leveling – B-Level, 655 Prov Bldg. - \$2,500
 - i. McPeak noted that the sidewalk at 655 Prov has sunk leaving a trip hazard. He noted the sidewalk is in good enough shape that it can be pumped rather than replaced. The quote is from B-Level, who has done work at the community in the past.
 - ii. Mastriani motioned to approve as presented. Blevins seconded the motion. Motion passed.
- d. Stoop and Sidewalk Replacement – 655 D Providence
 - i. McPeak noted this is an owner exterior modification request that had approved at a prior meeting with one vendor, but the owner wanted to get a second quote. This would be at the owner’s expense. Vendor is Hasting and Son Concrete.
 - ii. Blevins motioned to approve as presented. Mastriani seconded the motion. Motion passed.
- e. Dumpster Replacement
 - i. McPeak noted two more dumpsters (Prov. and 4765 MT) need to be replaced. It is estimated that this would cost \$2,171.50/each.
 - 1. A resident asked if the dumpsters could be repaired rather than replaced. McPeak noted they are beyond repairable.
 - ii. Zinn motioned to approve as presented. Mastriani seconded the motion. Motion passed.

VIII. Resident’s Comment

- a. A resident had question about updated landscape rules that are proposed for the handbook. He was concerned by the limit to 5 pots in common spaces (e.g., outside front doors). McPeak noted all changes are in draft form and nothing has been approved. McPeak noted that proposed changes would be voted on in November.
- b. A resident asked if the intent of the survey was to get ideas to replace the tennis courts. McPeak noted it was not about getting ideas to replace the tennis courts, rather to see if there are any additional amenities the association should consider anywhere in the community.
- c. A resident asked about the recycling program. McPeak noted that it has started, the first pickup was planned for Friday.

Meeting adjourned at 7:19 PM

Abbreviation Legend

MT	Middletowne Street
OT	Olde Towne Ave.
HB	Hedgebrook Ave.
Prov	Providence Ave.
CH	Churchill Ave.
PF	Pennfair Street.
PMM	Patterson Merkle Management