

## **OLENTANGY THE CONDOMINIUM**

### **Board Meeting – March 20, 2025**

#### **Minutes**

Attendance: Scott Zinn, Rick Blevins, Val DiPietro, Diane Mauk (PMM), and Doug Vaughn

Absent: John Snedeker and Pat Thomas

Call to Order at 7:00 PM

I. Approval of Minutes

- a. *(approval postponed until next meeting)*

II. Treasurer's Report

- a. Zinn presented the financials as of February 2025.
  - i. Checking \$39,27531.
  - ii. Reserve Accounts:
    - 1. Kemba Money Market \$76,534.08
    - 2. Kemba Checking \$5.00
    - 3. Edward Jones CD – Morgan Stanley \$150,000 5.05% matures 4/24/25
    - 4. Edward Jones CD – Bank of America \$150,000 5.05% matures 4/25/25
    - 5. Edward Jones CD – Bank of America \$105,000 5.35% matures 6/13/25
    - 6. Edward Jones CD – Charles Schwab \$105,000 4.3% matures 8/28/25
    - 7. Edward Jones – DWS Money Market \$15,963.39
  - iii. Total Assets \$641,777.78
  - iv. Increase in Reserve \$8,937.11
  - v. Total Owner's Reserve \$641,777.78

III. Manager's Report (Mauk)

- a. Financials (February 2025)
  - i. Income has a positive variance of \$ 12,495
  - ii. Administrative expenses have a positive variance of \$13,713
  - iii. Maintenance and repair expense has a negative variance of 13,314
  - iv. Utilities has a negative variance of \$24,816
- b. Receivable Report:
  - i. Total receivables are \$2,385.50 spread among 7 units.
  - ii. Total prepaids are \$19,431.0

IV. Landscape Report

- a. Updates
  - i. Reviewed areas to be addressed, recommendations will be submitted to the board in April meeting

V. Business Approved Outside of Monthly Meeting

- a. None

VI. Old Business

- a. Handrail 666 C Providence awaiting replacement

VII. New Business

- a. Pool will open May 17<sup>th</sup>
- b. 648 F Churchhill Basement window glass block (Approved)
  - i. Request from resident to install glass block in 3 basement windows.
  - ii. Zinn motioned to approved as presented, DiPietro seconded motion. Motion passed unanimously.
- c. 4758 F MT Bronze sliding glass door (Approved)
  - i. Resubmission from resident with revisions to color as request for new sliding door.
  - ii. Zinn motioned to approved as presented, DiPietro seconded motion. Motion passed unanimously.
- d. Three Norway Maple trees at entrance \$3,486.03 (Approved)
  - i. Bid was received from EMI for three Norway Maple trees to be planted at the entrance for a total cost of \$3,486.03.
  - ii. Zinn motioned to approved as presented, DiPietro seconded motion. Motion passed unanimously.

VIII. Resident's Comment

- a. None.

Meeting adjourned at 7:08 PM

**Abbreviation Legend**

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