

OLENTANGY, THE CONDOMINIUM
Minutes of the Annual Meeting of Owners
May 6, 2024

*****NOTE**** Meeting was done in person at the 621 Providence Ave, Columbus, Ohio 43214*

- I. **Attendance:** Rick Blevins, Derrick McPeak, John Snedeker, and Diane Mauk (Patterson Merkle)

Absent: Scott Zinn, Tony Mastriani

- II. Call to Order

a. Called to order by President McPeak at 7:53pm.

- III. Quorum

a. McPeak noted the association has a quorum of 83 (35%).

- IV. Approval of Minutes

a. McPeak announced the need to approve the minutes from the last annual meeting, May 8, 2023. The minutes were not read aloud. McPeak motioned to approve the minutes as presented. Blevins seconded the motion. The motion was approved.

- V. Treasurer's Report

a. Snedeker presented the January 2023 through December 2023 financials overview.

Total Assets \$689,015

Increase in 2023 Reserve of \$136,503

Owners Reserve Started 2023 at \$552,512

Total Owners Reserve is \$689,015

b. Snedeker noted the 2023 Audit was not yet completed by Zinn and will be reported shortly.

- VI. President's Report:

McPeak noted the following improvements made around the condo during 2023 and continuing into 2024.

- Implemented recycling program, 6 recycling dumpster added around the community.
- Major improvements to front entrance completed over 2 phases. 1 additional phase planned.
- Painted all fences around the community, except for 4730 MT, which is getting new fences this year.

- Tree trimming around the property is largely complete.
- FHA renewal was completed in 2023.
- Invested in \$500,000 in CD's, two have matured ~\$5,400 in 2023.

McPeak noted for the rest of the year, the association is hoping to complete the following:

- ADA enhancements at the pool.
- Common hall security evaluation.
- Ongoing discussion on tennis courts and how to move forward.
- Bylaw updates still pending. 76% of ballots returned. Some of those are no longer valid because of condo sales and purchases.
- McPeak urged the importance of community participation to making the community great. Get more people involved in the community.

VII. Nominations for members of the board

- a. McPeak announced 1 official nominee (Pat Thomas) for the two open positions. McPeak asked for nominations from the floor.
- b. Stephanie Lepperd announced their nomination.
- c. Val DiPietro announced their nomination.
- d. Each candidate gave brief remarks.
- e. McPeak noted that voting would commence.

VIII. Old Business

- a. None. See President's report above.

IX. New Business

- a. McPeak noted no new business and asked for resident's comments.

X. Residents Comments

- Resident noted Gym has some equipment that is outdated and wanted an upgrade in equipment. They suggested updates to include free weights and mirrors.
- Resident noted some new trees were planted on HB, wanted to know the names of the trees. McPeak noted they were Hydrangea tree.
- Resident noted they thought the fence painters did a great job, except for missing some top boards.
 - Mauk was going back to the painters.
- Resident asked why the association didn't have online voting. Members of the board noted the association had to pass the bylaws updates for that to occur.
 - Thomas noted that 24 owners that live in the community have not turned in their ballots.

- Resident asked if the fences around the dumpsters would be painted. McPeak noted the board is getting bids to replace some of those fences.
- Resident noted they want language changed for rental amendment.
- Resident's thanked McPeak for all of his work around the community.

XI. Election Results

- McPeak announced those individuals elected to the board. Pat Thomas and Val DiPietro have been elected to the board.

XII. Adjourn Meeting

Meeting adjourned at 8:03 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