

OLENTANGY THE CONDOMINIUM

Board Meeting – May 15, 2025

Minutes

Attendance: Scott Zinn, Courtney Immell, John Snedeker, Pat Thomas, and Holly (PMM),

Absent: Diane Mauk, Val DiPietro

Call to Order at 7:00 PM

I. Approval of Minutes

- a. Minutes from April 17th, 2025
- b. Snedeker motioned to approved minutes; Immell seconded motion. Motion approved.

II. Treasurer's Report

- a. Zinn presented the financials as of April 2025
 - i. Checking \$8,281
 - ii. Reserve Accounts:
 1. Kemba Money Market \$76,781
 2. Kemba Checking \$5.00
 3. Edward Jones CD – Bank of America \$105,000 5.35% matures 6/13/25
 4. Edward Jones CD – Charles Schwab \$105,000 4.3% matures 8/28/25
 5. Edward Jones – DWS Money Market \$15,963
 6. Edward Jones – Holding Acct, to reinvest in two 1-year CD's \$315,551
 - iii. Total Assets \$626,582
 - iv. Decrease in Reserve \$6,258
 - v. Total Owner's Reserve \$626,582
- b. Zinn noted the association is holding the proceeds from two CD's that have matured. They will be re-invested for 1 year in May, given the interest rate difference between one year and two-year CD's are nearly identical, this will give the association flexibility.

III. Other

- a. Thomas noted that given that DiPietro is dealing with family matters, the selection of board positions will be selected prior to the next meeting.
- b. Thomas introduced the newest board member, Courtney Immell.

IV. Manager's Report (Holly)

- a. Financials (April 2025)
 - i. Income had a positive variance of \$15,592
 - ii. Administrative expenses had a negative variance of \$12,584 (insurance)
 - iii. Maintenance and repair expenses had a negative variance of \$10,427
 - iv. Utilities had a negative variance of \$42,597, primarily from Gas.
- b. Receivable Report:
 - i. Total receivables are \$1,899.50 spread among 4 units.
 - ii. Total prepaids are \$21,815

- V. Landscape Report
 - a. Updates
 - i. Thomas noted the flowers for the pool will be planted tomorrow. Thomas also noted that Vaughn did a great job getting the pool ready.
 - ii. Thomas noted only 6 projects remain, from committee's initial plan
 - iii. Thomas noted that estimates the EMI courtyard tree has come in, a tree has been selected, and it should be installed shortly.
- VI. Business Approved Outside of Monthly Meeting
 - a. None
- VII. Old Business
 - a. None
- VIII. New Business
 - a. 4758 B MT – Replacement Windows
 - i. Thomas noted the association received a request to approve the replacement of 7 windows with bronze color and white grids. The vendor the owner planned to use was Columbus Windows and Siding. The example of the window external color was provided to the board for review.
 - ii. Immell motioned to approve as presented, Zinn seconded motion. Motion passed.
 - b. 4830 C PF – Handrail Addition
 - i. Thomas noted that Zinn has requested the installation of a handrail for his unit. The vendor the owner planned to use was Fortin.
 - ii. Snedeker motioned to approve as presented, Immell seconded motion. Motion passed, Zinn refrained from voting, as the handrail was for his unit.
 - c. 4811 A/B OR Roof Dryer Vent Install
 - i. Thomas noted two units have requested the installation of a shared new drier vent with vent cover. The vendor the owners planned to use was Dryer Vent Wizard.
 - ii. Immell motioned to approve as presented, Snedeker seconded motion. Motion passed.
 - d. 4730 A MT – Wireless Doorbell
 - i. Thomas noted that requested to install a Google Nest doorbell, which would require drilling into the exterior brick.
 - ii. Thomas noted the approval would have conditions, the doorbell would have to stay if the owner left, or if the doorbell was removed, the brick needed to be repaired.
 - iii. Zinn motioned to approve with conditions, Immell seconded motion. Motion passed.
 - e. 652 R OT – D&R Metal Roof Leak \$2,600 & D&R Metal Roof Leak \$4,600
 - i. Thomas noted the association has received an estimate to replace two common use metal roofs. The estimate for 652 R OT was \$2,600 and the estimate for 652 H OT was \$4,600.

- ii. Immell motioned to approve as presented, Zinn seconded motion. Motion passed.

IX. Resident's Comment

- a. A resident was concerned with the Board decision to eliminate Water Aerobics. A few members of the community joined in their disagreement. Thomas explained that this decision was unanimous. Snedeker explained that having organized groups that meet on a regular basis could open the community to additional liability, ADA compliance, and could impact insurance. Snedeker added that this conversation started when our insurance provider asked the ADA compliance of the pool. Given that the association does not open the pool to the public, ADA compliance was not an issue. However, in discussions having an organized group meeting at regular intervals could open up the association to risk.
- b. A few residents voiced that they did not like the explanation provided.

Meeting adjourned at 7:21 PM

Abbreviation Legend

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