

## **OLENTANGY THE CONDOMINIUM**

### **Board Meeting – June 19, 2025**

#### **Minutes**

Attendance: Scott Zinn, Courtney Immell, John Snedeker, Pat Thomas, Val DiPietro, and Diane Mauk (PMM)

Absent: None

Call to Order at 7:00 PM

#### **I. Approval of Minutes**

- a. Minutes from May 15<sup>th</sup>, 2025
- b. Zinn motioned to approved minutes; Immell seconded motion. Motion approved.

#### **II. Treasurer's Report**

- a. Zinn presented the financials as of May 2025
  - i. Checking \$24,052
  - ii. Reserve Accounts:
    1. Kemba Money Market \$76,901
    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 CD – Goldman Sachs, \$165,000, 4.0%, matures 4/6/26
    6. Edward Jones CD – Bank America, \$165,000, 4.0%, matures 4/30.26
    7. Edward Jones – DWS Money Market \$1,400
  - iii. Total Assets \$642,358
  - iv. Increase in Reserve \$9,518
  - v. Total Owner's Reserve \$642,358

#### **III. Manager's Report (Diane)**

- a. Financials (May 2025)
  - i. Income had a positive variance of \$14,367
  - ii. Administrative expenses had a negative variance of \$12,336 (insurance)
  - iii. Maintenance and repair expenses had a negative variance of \$7,402
  - iv. Utilities had a negative variance of \$43,195
- b. Receivable Report:
  - i. Total receivables are \$1,479 spread among 6 units.
  - ii. Total prepaids are \$21,415

#### **IV. Landscape Report**

- a. Updates
  - i. Thomas noted since March 1<sup>st</sup>, the committee has completed 43 jobs, removed 14 bushes, transplanted 26 plants, and planted 17 plants.
  - ii. Thomas noted the committee has two more jobs planned and then the committee plans to walk the property to look for additional work.

- V. Business Approved Outside of Monthly Meeting
  - a. 4825 F PF – Window Replacement, approved unanimously via email.
- VI. Old Business
  - a. None
- VII. New Business
  - a. 4730 C MT – Front Porch and Steps Addition
    - i. Owner presented drawings to build a porch on the front of their unit.
    - ii. There was no motion to approve, therefore the proposal is not approved as presented.
  - b. 4773 ORR – D&R Flat Roof Replacement - \$28,851
    - i. Roof repair bid for 4773 ORR, which is a flat roof that has a leak. The contractor recommends the roof be replaced.
    - ii. Immell motioned to approve as presented, DiPietro seconded motion. Motion passed.
- VIII. Resident’s Comment
  - a. A resident asked what units were impacted by the roof repair. Mauk noted it was the middle units, common hallway.
  - b. A resident wanted to thank Doug for power washing. They also asked, if it would be possible to get a couple of trees fertilized, they don’t seem as healthy as in previous of years. They also noted that there is an opportunity to power wash the underside of the carports.
  - c. A resident asked if the board had discussed an issue brought to the board about their unit. Thomas noted that the resident would receive a letter from property management.

Meeting adjourned at 7:12 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>OR</b>	Olentangy River Road
<b>PMM</b>	Patterson Merkle Management