

OLENTANGY THE CONDOMINIUM
Board Meeting – October 16, 2025

Minutes

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

Absent: John Snedeker

I. Call to Order at 6:59 PM

II. Approval of Minutes

a. Minutes from September 18th 2025

b. Immell motioned to approve minutes; DiPietro seconded motion. Motion approved.

III. Manager's Report (Mauk PMM)

a. Financials (September 2025)

i. Income had a positive variance of \$10,836.68

ii. Administrative expenses had a negative variance of \$15,733.87 (insurance/tax)

iii. Maintenance and repair expenses had a negative variance of \$10,608

iv. Utilities had a negative variance of \$45,265

v. Total assets are \$696,126.57

b. Receivable Report:

i. Total receivables are \$843.00 spread among 5 units.

ii. Total prepaids are \$11,335.00

IV. Treasurer's Report (Zinn)

a. presented the financials as of September 30, 2025

i. Checking \$1,805.20

ii. Reserve Accounts:

1. Kemba Money Market \$142,744.86
2. Kemba Checking \$5.00
3. Edward Jones CD – Goldman Sachs \$112,000, 4% matures 7/8/26
4. Edward Jones CD – Goldman Sachs \$109,000, 5% matures 9/16/26
5. Edward Jones CD – Goldman Sachs, \$165,000, 4.0%, matures 4/6/26
6. Edward Jones CD – Bank of America, \$165,000, 4.0%, matures 4/30/26
7. Edward Jones – DWS Money Market \$571.51

iii. Total Assets \$696,126.57

iv. Increase in Reserve \$63,285.90

v. Total Owner's Reserve \$696,126.57

V. Landscape Report (Thomas)

a. Thomas noted they are 2 weeks out from finishing the season. Completed 65 projects this season and has spent \$1,100 of their \$2,000 allotted budget. Thanked the volunteers for the 116 hours of volunteer work and other non-committee members for their watering assistance on trees and bushes around the community.

VI. Business Approved or Denied By Email Votes

- a. N/A

VII. Old Business

- a. N/A

VIII. New Business

- a. 650 A Prov – Service Door to Garage, Flat Panel with ½ Window - motioned to Immell approve; DiPietro seconded motion. Motion approved.
- b. 677 C Prov – Install Exterior Spigot on Patio – Zinn motioned to approve; DiPietro seconded motion. Motion approved.

- c. 673 A OT – Storm Door, Bronze, Brass Hardware – DiPietro motioned to approve; Zinn seconded motion. Motion approved.
- d. Changing Legal Council to Jeff Dittmer – Immell motioned to approve; DiPietro seconded motion. Motion approved.

IX. Resident’s Comment

- a. Resident asked for schedule update to getting fences painted at 47

X. Meeting adjourned at 7:08 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