

OLENTANGY THE CONDOMINIUM
Board Meeting – September 18, 2025

Minutes

Attendance: Scott Zinn, Courtney Immell and Pat Thomas

Absent: John Snedeker, Val DiPietro and Diane Mauk (PMM)

Call to Order at 7:00 PM

I. Approval of Minutes

- a. Minutes from August 21st 2025
- b. Zinn motioned to approve minutes; Immell seconded motion. Motion approved.

II. Treasurer’s Report

a. Zinn presented the financials as of August 31, 2025

i. Checking \$7,875.81

ii. Reserve Accounts:

- 1. Kemba Money Market \$142,428.28
- 2. Kemba Checking \$5.00
- 3. Edward Jones CD – Goldman Sachs \$112,000, 4% matures 7/8/26
- 4. Edward Jones CD – Pending CD \$109,446.51
- 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 \$124.54

iii. Total Assets \$701,880.14

iv. Increase in Reserve \$469,039.47

v. Total Owner’s Reserve \$632,840.67

III. Manager’s Report (Zinn)

a. Financials (August 2025)

- i. Income had a positive variance of \$6,447.67
- ii. Administrative expenses had a positive variance of \$908.77 (insurance)
- iii. Maintenance and repair expenses had a negative variance of \$2,655.67
- v. Utilities had a negative variance of \$3,906.63

b. Receivable Report:

- i. Total receivables are \$1,725.00 spread among 7 units.
- ii. Total prepays are \$17,252.00

IV. Landscape Report (Thomas)

- a. Thomas noted the committee is holding off on planting grass due to lack of rain and finding other projects to keep the committee busy
- b. Thomas noted the new program that has been started to help the landscapers note what gardens to cut back. Noted that some owners are not complying with the new procedure memo and committee will discuss further actions

V. Business Approved or Denied by Email Votes

- a. Vote to renew CD rollover for a year

VI. Old Business

- a. New date to replace main water meter is Wednesday, September 24th, 2025

VII. New Business

No this month

VIII. Resident's Comment

a. A resident asked a question about the insurance rates for the condo community for next year. Thomas noted that the new reserve study and budget for next year is coming up for discussion

b. Dog swim is this Saturday, September 20th, 2025 from 10-12

c. Resident asked if the fences at 4730 MT were being painted. Thomas noted that this will be happening this fall and has been approved with the budget.

Meeting adjourned at 7:15 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