

OLENTANGY THE CONDOMINIUM

Board Meeting – February 19, 2026

Minutes

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

Absent: Courtney Immell.

- I. Call to Order of Regular Board Meeting at 7:00 PM

- II. Approval of the Minutes
 - a. Minutes from January 15th, 2026
 - b. Zinn motioned to approve minutes; DiPietro seconded motion. Motion approved unanimously.

- III. Treasurer's Report
 - i. Zinn presented the financials as of January 2026
 - ii. Checking \$24,193
 - iii. Reserve Accounts:
 1. Kemba Money Market \$74,844
 2. Kemba Checking \$5.00
 3. Edward Jones CD – Goldman Sachs \$109,000, 5% matures 9/16/26
 4. Edward Jones CD – Goldman Sachs \$112,000, 4% matures 7/8/26
 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 CD – Wells Fargo, \$100,000, 3.75%, matures 1/29/27
 8. Edward Jones – DWS Money Market \$572
 - iv. Total Assets \$750,614
 - v. Increase in Reserve \$7,788
 - vi. Total Owner's Reserve \$750,614

- IV. Manager's Report (Diane)
 - a. Financials (January 2026)
 - i. Income had a positive variance of \$2,437.
 - ii. Administrative expenses had a positive variance of \$2,478.
 - iii. Maintenance and repair expenses had a positive variance of \$2,308.
 - iv. Utilities had a negative variance of \$3,441.
 - b. Receivable Report:
 - i. Total receivables are \$3,672 spread among 11 units.
 - ii. Total pre-pay was \$15,665.

- V. Landscape Report
 - a. Thomas noted that the committee remains on winter break and plans to conduct a community walk-through in the coming weeks. She also noted there may be significant plant damage resulting from the January snow and ice.

- VI. Business Approved or Denied by Email Votes
 - a. None

- VII. Old Business
 - a. None

- VIII. New Business
 - a. None

- IX. Resident’s Comment
 - a. A resident expressed appreciation to Doug and property management for the prompt repair of a common line.
 - b. A resident inquired about a unit removing shrubs. The work involves the removal of winter vine, consistent with a previously approved plan to remove portions annually until it has been fully eliminated from the building.
 - c. A resident asked about a variance related to snow removal costs. Mauk noted that the significant snowfall has not yet been reflected and that the related expenses will appear in the February financial statements.
 - d. Thomas noted that a resident-hosted party will take place at the lodge this weekend and is open to all residents.

Meeting adjourned at 7:12 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