

OLENTANGY THE CONDOMINIUM

Board Meeting – March 19, 2026

Minutes

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

Absent: Pat Thomas

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

- II. Approval of the Minutes
 - a. Minutes from February 19th, 2026
 - b. DiPietro motioned to approve minutes; Zinn seconded motion. Motion approved unanimously.

- III. Treasurer's Report
 - i. Zinn presented the financials as of February 2026
 - ii. Checking \$35,455
 - iii. Reserve Accounts:
 1. Kemba Money Market \$74,935
 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 \$761,966
 - v. Increase in Reserve \$19,140
 - vi. Total Owner's Reserve \$761,966

- IV. Manager's Report (Diane)
 - a. Financials (February 2026)
 - i. Income had a positive variance of \$11,208.
 - ii. Administrative expenses had a negative variance of \$6,566. (Insurance)
 - iii. Maintenance and repair expenses had a positive variance of \$16,820.
 - iv. Utilities had a positive variance of \$8,087.
 - b. Receivable Report:
 - i. Total receivables are \$58 spread among 2 units.
 - ii. Total pre-pay was \$21,001.

- V. Landscape Report
 - a. Immell noted the pool opening on May 16th.
 - b. The landscape committee will begin work soon, addressing debris from the wind storm; Immell shared information about vendor assistance.

- VI. Business Approved or Denied by Email Votes
 - a. 603 D OT – Request for Patio Replacement using Buckeye Asphalt. Unanimously approved by via email.
 - b. 4730-C MT Concrete steps and handrail approval. Work to be completed by May 31, 2026. Unanimously approved by via email.

- VII. Old Business
 - a. None

- VIII. New Business
 - a. CD Maturing – Goldman Sachs \$165,000
 - i. Zinn motioned, during treasurer’s report to reinvest with the maturing one CD from Goldman Sachs in April. The association would add \$35,000.
 - ii. Immell motioned to approve as presented, DiPietro seconded motion. Motion passed.
 - b. 632 B Prov – Replace front door. Door matches current design and color and will have brass hardware.
 - i. Zinn motioned to approve as presented, DiPietro seconded motion. Motion passed.
 - c. 4819 I MT – New windows
 - i. DiPietro motioned to approve as presented, Zinn seconded motion. Motion passed.
 - d. Immell noted that community parties will require a board member to attend to ensure it operates accordingly; otherwise, the event will be considered a private rental and must go through the normal steps.
 - e. Immell noted the Pool is scheduled to open on May 16th.

- IX. Resident’s Comment
 - a. A resident asked about fence painting that was supposed to be completed last fall. Mauk noted it is expected to be completed in mid-April.
 - b. Residents noted that non-recyclable items are still being placed in the recycling bins. One resident has been checking the recycling dumpster to see whether boxes were flattened and observed Styrofoam, plastic bags, and a large fan in the recycling. The association is charged when not recyclable items are in the recycling dumpsters. The residents would like to share information with the community to improve compliance. The board noted we will continue to place reminders in the newsletters. One resident said they will attempt to monitor the recycling dumpsters and remove prohibited items.

Meeting adjourned at 7:13 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