

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
January 26, 2022 / 7:00 PM / via ZOOM

1. **Call to Order**

The meeting was called to order by Rod Holm at 7:01 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Associa Community Association Manager – Lisa Bloomer

2. **Open Forum**

General discussion regarding mulch and recycling.

3. **Secretary’s Report – J. Santillo**

A motion was made by R. Holm to dispense with reading the previously distributed minutes from the December 6, 2021 BOD meeting. Seconded by J. Santillo. The motion passed 5:0.

A motion was made by R. Holm to approve the above minutes as written. Seconded by J. Santillo. The motion passed 5:0.

4. **Treasurer’s Report – A. Allen**

As of December 31, 2021:

Operating Account cash on hand		\$28,858.16
Reserve funds		\$325,785.08
CF Bank	\$168,473.79	
Wright Patterson	\$157,311.29	
Net Income		\$23,827.74
Operating Net Income	-\$11,875.49	
Reserve Net Income	\$35,703.23	

5. **Manager’s Report – L. Bloomer**

Financial Report by Associa® Real Property Management, Inc.

December 31, 2021

• Operating	\$ 28,048.16
• Reserve	\$325,785.05
• Past Due Fees	\$ 000.00
• Prepaid Fees	\$ 3,507.00
• Net Loss Operating	\$ (11,875.49)
• Net Income Reserve	\$ 35,703.23
• Combined Net Income	\$ 23,827.74

Community Association Manager’s Report

- Past Due Report 1-23-2022 – 5 for \$662.00
- Settlement Report 1 sale in 2021
- Violation Report None
- Edge Report 9-27-2021 – 10-26-2021

6. **Social Committee**

R. Holms reported that Bob Mains published a list of upcoming events and that they were posted on the community calendar. It was noted that events are on hold until at least April due to the current Covid conditions.

7. **Old/New Business**

- a. L. Bloomer presented an update on the roofing bids from three companies. The bids should be available to review at the February Board Meeting. She recommended that the Board meet in person with the vendors once bids are received.
- b. R. Holm reviewed the problems with Rumpke Recycling.
- c. R. Holm reviewed requests that have resurfaced for benches in the community and for a flagpole in front of the Clubhouse and stated that they would be addressed in the Executive Session.
- d. R. Holm reviewed a request for additional lighting at the community entrance that will be addressed in the Executive Session also.
- e. R. Holm stated that bids for our insurance policies will be reviewed in Executive Session and a choice will be made.
- f. R. Holm alerted the community that L. Bloomer was leaving our community to take a job in Covington, KY. He thanked her for her service and wished her well.

9. **Adjourn**

A motion to adjourn was made by J. Phillips at 7:25 PM. The motion was seconded by A. Allen. All in favor, the motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: February 24, 2022

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
February 23, 2022 | 7:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by Rod Holm at 7:02 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Jazmine Maughmer	Associa Community Association Manager
Sarah Allen	Associa Director

2. **Open Forum**

There was general discussion regarding the poor performance and damage done by Benchmark during the recent snow event as well as the steps taken to resolve the problem.

It was noted that coyote activity in the area is on the increase and residents should be aware and use caution. Issues with the plumbing in the master building shutoff system in Building 5 were addressed. A plumber will be scheduled to assess the problem so appropriate action can be taken.

3. **Secretary's Report**

A motion was made by J. Santillo to waive the reading of the previously distributed BOD Meeting Minutes for the January 26th meeting and approve them as written. Seconded by R. Holm. All in favor, motion carried.

4. **Treasurer's Report**

A. Allen reported that as of January 31, 2022:

Operating Account cash on hand		\$33,095.82
Reserve funds		\$326,028.15
CF Bank	\$168,509.56	
Wright Patterson	\$157,518.59	
Net Income		\$6,843.01
Operating Net Income	\$603.06	
Reserve Net Income	\$6,239.95	

5. **Social Committee**

R. Mains reported on planned activities for 2022 and distributed a written list. J. Santillo committed to ensure that the Community Calendar will be updated to display the events.

6. **Old Business**

a. J. Santillo gave a brief overview of the planned roofing program for the community noting that 5 or 6 buildings will be scheduled for new roofing this June. L. Bloomer, Associa RPM, is updating quotes and J. Santillo will proposed two additional contractors to bid the project. The vendor selection is planned for the March Executive Meeting.

b. J. Pace reviewed the Rumpke recycling program for the community discussing the problems with the program launch in January and what to expect moving on. The final monthly fee is expected to be about \$6.00 per unit for those in the program. J. Maughmer agreed to pursue Rumpke for a rebate for the poor performance in January.

7. **New Business**

a. R. Holm reported that the Board Election/Annual Unit Owners Meeting will be on May 18, 2022, in the Clubhouse. It was noted that three seats on the Board will be open for two-year terms. Notification will go out well in advance of the meeting along with information for those wanting to run for the Board.

b. R. Holm commented on the proposed widening of Hamilton Road between SR 161 and Central College Road and the upcoming virtual public meeting (via Webex) on March 3rd at 5:30 PM.

c. Associa's community inspections were discussed, and it was agreed that they would be monthly. The types of items and expectations for the inspections were reviewed.

8. **Next Meeting Date**

The next Board of Directors meeting is March 30, 2022, at 7:00 PM.

9. **Adjourn**

A motion to adjourn was made at 7:52 PM by J. Pace. The motion was seconded by R. Holm. All in favor, motion carries.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary:

Joseph C. Santillo

Date: March 31, 2022

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
March 30, 2022 | 7:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by R. Holm at 7:07 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Associa Community Association Manager – Jazmine Maughmer

2. **Open Forum**

The open forum was held before the meeting was called to order. In addition to the Board, there were eleven unit owners present. There was discussion regarding the open forum process and how to address questions or concerns that result from items covered during the board meeting. The Board agreed to discuss options for future meetings. It was also requested that the agenda be published before the meeting for unit owners to review. There was also some discussion about TownSq and the posting of financials and meeting minutes. Barb Epp discussed the “thinking of you” fund she is proposing and that she will pursue bids for window washing at the clubhouse.

3. **Secretary’s Report**

J. Santillo made a motion to dispense with reading the previously distributed BOD Meeting Minutes for the February 23rd meeting and approve Draft 2 as written. Seconded by J. Phillips. All in favor, motion carried.

4. **Treasurer’s Report**

A. Allen reported that as of February 28, 2022:

Operating Account cash on hand		\$6,220.50
Reserve funds		\$336,735.72
CF Bank	\$179,142.86	
Wright Patterson	\$157,592.86	
Net Income		\$14,941.78
Operating Net Income	\$2,347.14	
Reserve Net Income	\$12,594.64	

The balance in the Operating Account is so low because we paid the entire year’s insurance premium in February as it saved us \$1,024.

We are organizing cash flow for our upcoming roofing project.

5. **Manager's Report**

J. Maughmer introduced herself to the community as our new Community Association Manager.

6. **Old Business**

R. Holm discussed the Rumpke Recycling program noting that, due to the poor startup, there will be no charges for January. Rumpke will issue one bill in April for the remainder of 2022.

The Hamilton Road widening project was discussed in general. J. Santillo noted that the online survey was still open until April 4th to vote for roundabouts or traffic lights at the entrance to HQ Flats and the Warner Road intersection.

7. **New Business**

R. Holm reported that the Annual Unit Owners Meeting and Election of Board members will be held in the clubhouse on May 18, 2022, at 7:00 PM. Three Board seats are open and Associa will be mailing out all of the required information well in advance of the meeting.

R. Holm reported on the upcoming Phase 1 of the roofing project beginning this summer. Bids have been received and the top two vendors will meet with the Board. A vendor will be selected before the end of April. Details regarding the roofing program were discussed in an open forum with the unit owners present.

8. **Adjourn**

At 7:28 PM, a motion to adjourn was made by J. Santillo. The motion was seconded by J. Phillips. All in favor, motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: April 27, 2022

**GLENABBY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
April 12, 2022 | 7:00 PM | via ZOOM**

Call to Order

The meeting was called to order by Rod Holm at 7:05 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Associa Representative present:

Lisa Bloomer	Executive Manager
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Item: Vendor Selection for Roofing Project - Phase 1

The final quotations and data from Muth & Company Roofing, Inc. and Roof Revivers were reviewed and all questions/concerns of board members were addressed. After the discussion, J. Santillo made a motion to select Roof Revivers for the project and proceed with Option 2 (buildings 10, 11, 12, 15, 16, and the Clubhouse), with 6" gutters and 3" x 4" downspouts throughout, and gutter guards installed on the tree line side of buildings 10, 11, and 12. The total cost for the contract is \$257, 025.05 (per Roof Revivers' quotations of 03/03/2022 and 04/07/2022). The motion was seconded by J. Pace. All in favor, the motion carried.

L. Bloomer committed to notifying the vendor that evening and to drafting and distributing the contract. The two board contacts listed on the contract will be R. Holm and J. Santillo. A. Allen will issue the check for the 35% down payment due within ten days after signing the contract.

Item: Monthly Assessments

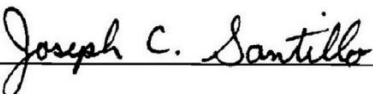
J. Pace noted that several unit owners were having difficulty with making payment due to the change of banks and the new address to send it to. L. Bloomer noted that this information has been posted on TownSq. several times, but she would post it again that evening. She also committed to looking into any late fees related to this and removing them if possible.

(Note: after the meeting, L. Bloomer noted that she had been removed from Glenabby items on TownSq. and would not be able to complete the items above. R. Holm contacted Jazmine Maughmer, Glenabby's current community manager, asking her to post the information and investigate removing any late fees related to it.)

Adjourn

A motion to adjourn at PM was presented by J. Phillips. The motion was seconded by J. Santillo. All in favor, motion carried.

Submitted by
Joe Santillo, Secretary



Date: April 27, 2022

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
April 27, 2022 | 7:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by Rod Holm at 7:06 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary <i>via phone</i>
John Phillips	Director <i>via phone</i>
Jim Pace	Director

Present:

Associa Community Association Manager – Jazmine Maughmer

2. **Open Forum**

R. Holm advised that the format would be to hold an open forum at the beginning of the meeting and a Q&A session at the end to address questions/concerns that arise during the meeting. The three unit owners in attendance had no items for the open forum.

3. **Secretary's Report**

R. Holm made a motion to dispense with reading the previously distributed BOD Meeting Minutes for the March 30th meeting and approve them as written. Seconded by J. Pace. All in favor, motion carried.

4. **Treasurer's Report**

A. Allen reported that as of March 31, 2022:

Operating Account cash on hand		\$6,220.50
Reserve funds		\$342,156.61
CF Bank	\$184,481.48	
Wright Patterson	\$157,675.13	
Net Income		\$23,417.69
Operating Net Income	\$4,701.05	
Reserve Net Income	\$18,716.64	

5. **Manager's Report**

J. Maughmer noted that she will be putting letters out for overdue payments past 30 days.

6. **Social Committee**

R. Mains noted that there will be a breakfast buffet at Der Dutchman on May 17th. The group will be meeting at the clubhouse at 9:00 AM.

7. **Old Business**

R. Holm confirmed that the Annual Unit Owners Meeting and Election will be on May 18, 2022. It was noted that Associa has sent out a letter and proxy statements in the mail to all the unit owners. It was also noted that three seats on the board are open.

R. Holm provided details on the roofing project for this year noting that the contract was being drawn up for Roof Revivers to do five buildings plus the clubhouse. The three-week project should begin in June.
R. Holm discussed the issues with damage done by Benchmark during last week's mowing due to the wet conditions. Benchmark will be out to repair the damage.
R. Holm also noted that Benchmark had completed the repair at 5382 Bridwell Lane (Mussi's).
R. Holm noted that Rumpke Recycling will be invoicing in May for the 11 months of 2022.

8. **New Business**
None to report

9. **Q&A**
The 3 seats up for election (Pace, Allen, and Phillips) were noted. The other 2 seats (Holm and Santillo) will be up for election next year. Terms will be two years.

10. **Next Meeting Date**
The next meeting will be the Annual Unit Owners Meeting and Election on May 18, 2022, at 7:00 PM in the clubhouse.

11. **Adjourn**
At 7:30 PM, a motion to adjourn was made by A. Allen. The motion was seconded by J. Pace. All in favor, motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: May 18, 2022

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
July 8, 2022 | 1:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by Rod Holm at 12:58 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Scott Speicher	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Associa Community Association Manager – Jazmine Maughmer

2. **Secretary’s Report** - None

3. **Treasurer’s Report** – See attached Treasurer’s Report given by S. Speicher

4. **Manager’s Report** - None

5. **Social Committee**

Bob Mains reported that the Annual Community Cookout that had been scheduled for August 20th has been rescheduled for August 27th and that anyone planning to attend needs to notify Nita Ragor, Bob Mains, or Sally Young so they can determine how much food to buy. Donna Denish will post details on TownSq.

6. **Old Business**

R. Holm reviewed the roofing project noting that the Board will do a final walkthrough with Roof Revivers on Tuesday to wrap the project up. He also noted the excellent work done by the roofers.

J. Santillo reported that after over a year, the City of Columbus finally received the parts and the light pole in front of our complex was repaired. Also, the lighting on the Hamilton Road, which had been out for many weeks was finally back on.

R. Holm reported on ongoing termite treatments and that no termite activity has been noted in the treated areas.

R. Holm noted that Terri Santillo reached out to Turkey Hill to get the area cleaned up. Len Pavuk commented that he understood Turkey Hill had been sold again and that was the reason for the continued delay.

7. **Open Forum**

Benchmark issues regarding mowing damage, spraying of Roundup and related damage, curb damage from the mowers driving over them, as well as the use of mulch in the community were discussed. It was noted that unit owners should not have to contact Benchmark or other vendors hired by the Association. They should submit their request to the Community Manager or to the Board for follow up. Also noted was the fact that violation letters incorrectly went out to Unit Owners for items that Benchmark needs to address and that it would be corrected. J. Maughmer reviewed how requests that Unit Owners post on TownSq. are processed.

8. **Next Meeting Date**

The next Board of Directors meeting is August 31, 2022, at 7:00 PM in the Clubhouse.

9. **Adjourn**

At 1:46 PM, a motion to adjourn was made by R. Holm. The motion was seconded by J. Pace. All in favor, motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: September 2, 2022

GAC Treasurer's Report for Financial Month Ending May 31st, 2022

Greetings, Unit Owners and fellow Board members, I appreciate you, Unit Owners, electing me to the Board in May, and you, fellow Board members, electing me to be Treasurer. I want to earn your trust, so I am doing and will continue to do my best at watching over our financials, seeing that our funds are spent (and tracked), as they should be.

Right after the May Board meeting, Andi Allen, provided me a thorough briefing on the responsibilities of being Glenabby's Treasurer, what she reviews and tracks monthly, what happens at budget time, what taxes get paid, etc. For that I am most grateful.

Andi also made me aware of several tasks that needed immediate attention by the end of May. One was to cash out a maturing CD at Wright-Patterson Credit Union and move its proceeds to CF Bank. This needed to be done in order to meet the payment schedule for our summer roofing project with Roof Revivers. Rod and Joe helped me with that, as I lacked (at that time) authorized access to the Wright-Patterson account.

The other tasks were to refresh signing authorizations at both CF Bank and Wright-Patterson to reflect the newly elected Board. Only the currently elected Board should have signing authority to transact on the Reserve Funds at those two institutions. Reauthorizations at CF Bank were completed in May, as CF Bank permitted electronic signing by each of the Board members (via DocuSign), but Wright-Paterson took longer to accomplish as it required finding a time that all Board members could travel to the local branch to complete the paperwork in person.

Andi also explained to me that the monthly statements from CF Bank and Wright-Patterson, this year, needed to be pulled by the Treasurer and sent to Associa in the first few days of the new month, so as to be included in Associa's financial reporting for the previous month. I was able to do that for CF Bank, but required Andi's assistance for Wright-Patterson, as the reauthorizations at the credit union were still pending at that time.

So as for the financial data I am reporting for May, I intend to keep reporting the same balance sheet entries that Andi reported each month. They are as follows:

Cash for Operations: \$21,269.82

Reserve Funds: \$353,001.37

CF: \$239,721.79

WP: \$171.85

WP CD: \$113,107.73

Net Income: \$37,204.95

Operating Net: \$9,988.66

Reserve Net: \$27,216.29

Of note, the operating numbers are what appears in the May financials package from Associa. The Reserve Fund numbers and Net Income number are based off the actual balances in the CF Bank and Wright-Patterson Credit Union accounts. Associa is reporting stale numbers with the CF Bank figure one month in arrears and the Wright-Patterson Credit Union figures three months in arrears. I am working with Associa to get the Reserve Fund figures up-to-date, going forward.

Also of note, CF Bank is increasing our interest rate from 0.25% to 1.0%. Furthermore, summary financials for Unit Owners have been posted for the months of December 2021 through April 2022 on TownSq.

This concludes my report for May 2022. If you have any questions, feel free to contact me, as my reach information is in the directories (posted by Joe) on TownSq.

Respectfully submitted,

Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
August 31, 2022 | 7:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by Rod Holm at 6:57 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Scott Speicher	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Associa Community Association Manager – Jazmine Maughmer

2. **Secretary’s Report**

A motion was made by J. Santillo to dispense with the reading the previously distributed July 8, 2022 Board of Directors Meeting Minutes and approve them as written. Seconded by J. Phillips. All in favor, motion carried.

3. **Treasurer’s Report**

The GAC’s Treasurer’s Report for Financial Months Ending June 30th and July 31st 2022 was presented by S. Speicher. Copy attached.

4. **Manager’s Report**

None

5. **Social Committee**

R. Holm and B. Mains reviewed the successful Community Cookout held on August 27th thanking those to attended and all who worked on the event. B. Mains also addressed the upcoming event at Der Dutchman on September 14th.

6. **Old Business**

J. Santillo briefly reviewed the new Rules Handbook July 2022 and its distribution on August 11th to all units in the community except for the two units up for sale. Also reviewed was the TownSq announcement and request for residents to police themselves on areas where the Board has received complaints or comments.

J. Santillo reviewed the current situation regarding the retention pond and the City of Columbus inspection and violations report. It was noted that the Board reviewed the issues with our attorneys, Kaman & Cusimano, and they determined that we should comply with the requests. It was also reported that with AEP clearing their easement zone and agreeing to clear the remaining portion to and around the structure in question, at no charge to Glenabby Condominium, we are now in compliance and have received written confirmation from the City of Columbus.

R. Holm commented on the new Ohio condo law SB-61 and that Kaman & Cusimano has been authorized to amend our Declaration and Bylaws to bring us into compliance once the bill is passed in September. The cost to the community should be approximately \$800-\$900.

R. Holm noted that the September Board meeting will be a closed meeting for the Board to work on the 2023 budget. The next open meeting will be in October when the budget will be reviewed.

7. **New Business**

Though previously reviewed by all Board Members for accuracy and proposed changes, J. Pace questioned the Executive Meeting agenda suggesting that all six agenda items should be addressed in the open Board Meeting for transparency. R. Holm responded assuring all present that the Board was not acting secretly but instead, in the best interests of the attendees by utilizing the open meeting time to present only items of interest and relevance to the entire community. Please note that addressing these items in closed session was proposed for expediency and efficient use of time, not secrecy. Also, please remember that while legal, disciplinary, personnel and such items should only be discussed in closed sessions, other items may be discussed in closed session since Ohio law does not require condominium board meetings to be open meetings at all, unless required by their governing documents.

During the above discussion, the six agenda items in questions were addressed. The three items involving the Reserve Account and taxes were merely a request from our new Treasurer to ensure that his understanding of the procedures was consistent with the other Board Members. These were addressed in the Executive Meeting.

The Benchmark contracts need to be reviewed for the effective time periods and specific cost items listed. They may be asked to revise their quotations. Once this has been done and a decision has been made by the Board, the information will be shared with the unit owners. As a side note, vendor selection and contracts are always listed as appropriate items for closed Executive sessions.

Regarding the clubhouse windows, R. Holm noted that the seals were bad on 6-9 windows, and we need to provide AIM Window & Door with information so the supplier can quote installation. The replacement windows cost is covered by the warranty and the community will only pay for installation.

Regarding the street address signs, R. Holm noted there was interest in replacing them. Since this is not a budgeted item, it will be pursued later in the year if there are excess funds in the budget to allow it.

8. **Open Forum**

Len Pavuk noted two corrections necessary for the new handbook. As changes or corrections come in, a list will be maintained so they can be incorporated into the next revision of the handbook. J. Santillo requested that if anyone notices errors or items that need clarification, please contact him to add the items to the list.

L. Pavuk reiterated the concerns about the Executive Meeting agenda as stated above and requested more transparency regarding how Board decisions are reached. R. Holm stated that we would take that under consideration.

There were also general discussions regarding satellite dish removal, the non-profit status of the community, window replacement in the units, the Reserve Fund schedule, and painting issues.

9. **Next Meeting Date**

The next Board of Directors meeting is a closed Budget meeting on September 21, 2022, at 7:00 PM in the Clubhouse.

10. **Adjourn**

At 7:43 PM, a motion to adjourn was made by J. Santillo. The motion was seconded by J. Pace. All in favor, motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: September 21, 2022

GAC Treasurer's Report for Financial Months Ending June 30th and July 31st 2022

Greetings, Unit Owners, Jazmine, and fellow Board Members:

I am reporting to you this evening, financial summary data for the months of June and July, which you can find on TownSq (along with financial summary data for each of the previous months of 2022). Though we are at the end of August, the financial summary data for August won't be available, yet, till around mid-September, at which time it will get posted on TownSq.

June:

Cash for Operations: \$25,638.86

Reserve Funds: \$268,545.95

CF: \$155,201.27

WP: \$171.87

WP CD: \$113,172.81

Net Income: **-\$43,610.11**

Operating Net: \$13,369.02

Reserve Net: **-\$57,239.13**

July:

Cash for Operations: \$35,938.78

Reserve Funds: \$235,470.35

CF: \$122,058.37

WP: \$171.89

WP CD: \$113,240.09

Net Income: **-\$77,195.56**

Operating Net: \$13,119.17

Reserve Net: **-\$90,314.73**

Our big project this summer (as you are all aware) was the first phase of reroofing our buildings. On May 31st, I cashed out our smaller CD at Wright-Patterson (which had matured) and deposited its proceeds (\$44,557.07) into our account at CF Bank in preparation for the start of the project. On June 10th, a down payment of \$90,000.00 was made to Roof Revivers from the CF Bank account to start the project. On July 8th, a second payment of \$38,550.00 was made, as Roof Reviver's wrapped up their work. On August 25th, I cashed out our larger CD at Wright-Patterson (which had just matured), depositing \$33,290.04 of its proceeds into our account at CF bank and rolling \$80,000.00 over into a new 12-month CD at Wright-Patterson. I then prepared (and dropped off at their Taylor Station office) a final payment to Roof Revivers in the amount of \$128,475.05. Our total payments to Roof Revivers summed to \$257,025.05, all coming from our reserve funds account at CF Bank.

On August 25th, while conducting banking business at CF Bank, I was able to get our interest rate increased to 2.2% (2.22% APY), as we have more than the required \$25,000.00 minimum on deposit. That rate is effective through the end of November, at which time I will check to see if we can push for an even higher interest rate, assuming the Federal Reserve continues to raise its interest rate. At Wright-Patterson, when I rolled over \$80,000.00 into a new 12-month CD, I was able to get a new rate there of 2.4% (2.43% APY).

Lastly, I would like to report that a couple of weeks ago, I visited Jazmine and the new Associa branch accountant (Foziah Wagner) at their Dublin office. The purpose of the meeting was for me to meet the new accountant, walk through a monthly detailed financial report, and get some questions answered. In my view, the meeting was very productive, with all my questions getting answered. At that time, Jazmine made me aware that Associa had kicked off their annual process of drafting budget proposals for the new year for the associations they manage, and that we could expect a draft for Board review (and adjustments) by the end of August or very early September.

Respectfully submitted,

Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
Glenabby Annual Fall Unit Owners Meeting
November 15, 2022 | 7:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by Rod Holm at 7:00 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Scott Speicher	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Associa Community Association Manager – Jazmine Maughmer

2. **Secretary’s Report - None**

3. **Treasurer’s Report**

S. Speicher gave an overview of the financials for August through October 2022. A copy of the full report is attached.

Later in the meeting S. Speicher gave a detailed overview of the 2023 Budget and major items involved including increased reserve funds contributions each year to cover the major projects coming up which is a major factor in the increase to the monthly assessment. He also discussed how this will help to avoid special assessments.

4. **Year in Review**

R. Holm reviewed the community walk through in the spring and how good the community looks. He also applauded the efforts of the Garden Committee (Terri Santillo and Maggie Phillips) and the Clubhouse Coordinator (Barb Epp). In addition, he reviewed some upcoming tree/bush replacements, clubhouse window replacement.

R. Holm confirmed that the 2023 Budget had been approved and presented an overview of key items including the Benchmark contract and insurance issues. He confirmed that the monthly assessment for 2023 will be \$297 beginning January 1st. He encouraged the unit owners to look over the 2021 Reserve Study to get a better understanding of the major projects and expenditures coming up and the timing. The two largest projects will be the last two roofing phases in 2025 and 2030 as well as the street repaving in 2027 and 2028. J. Maughmer confirmed that, in December, Associa will send all unit owners a complete breakdown of the budget including the proper address and procedures for making payments.

J. Santillo reviewed phase one roofing that was completed this year and the plans for the next two phases. J Santillo also reviewed the City of Columbus inspection of our retention pond and the required corrections. Though we incurred some legal fees in assessing the requirements, we were able to avoid thousands of dollars in tree/brush clearing by working with AEP personnel, who cleared their easement around the power lines this year. We were able to get them to complete the additional work for our requirements at no cost to Glenabby.

R. Holm and J. Pace reviewed the recycling program and explained how anyone interested could participate next year.

R. Holm noted that two Board seats will be open in April 2023 and encouraged owners to consider running and getting more involved in the community.

J. Santillo encouraged the new members of the community and anyone who wants to change their public contact information to complete the Contact Information Update Form and send it to him. The “allowed” contact information will be included in the community interactive map and public directories.

J. Santillo also offered to hold a demonstration/Q&A session for the TownSq website, as was done in 2021, if any unit owners were interested. If the response is positive, a date will be set.

J. Phillips, as the contact liaison with Benchmark, reviewed the snow/ice removal program and procedures

5. **Open Forum**

Numerous landscape issues and procedures to follow were discussed. The Board will pursue bids to provide mulch for the community in addition to Benchmark.

Development around our community, including Turkey Hill, Cardinal Storage, and the Hamilton Road expansion were discussed.

6. **Next Meeting Date**

The next Board of Directors meeting is scheduled for January 25, 2023, at 7:00 PM in the Clubhouse.

7. **Adjourn**

At 8:02 PM, a motion to adjourn was made by R. Holm. The motion was seconded by J. Phillips. All in favor, the motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: January 31, 2023

GAC Treasurer's Report for Financial Months Ending August 31st, September 30th, and October 31st 2022

Greetings, Unit Owners, Jazmine, and fellow Board Members:

I am reporting to you this evening, financial summary highlights for the months of August, September, and October 2022, as it was on August 31st the last time we met together. You can find full financial summary data for those same months, which I have posted on TownSq.

August:

Cash for Operations: \$32,467.05

Reserve Funds: \$112,495.43

CF: \$32,280.78

WP: \$171.91

WP CD: \$80,042.74

Net Income: **-\$199,485.95**

Operating Net: \$13,803.70

Reserve Net: **-\$213,289.65**

September:

Cash for Operations: \$38,539.97

Reserve Funds: \$118,008.66

CF: \$37,642.68

WP: \$171.93

WP CD: \$80,194.05

Net Income: **-\$189,118.18**

Operating Net: \$18,658.24

Reserve Net: **-\$207,776.42**

October:

Cash for Operations: \$31,907.53

Reserve Funds: \$123,173.61

CF: \$42,650.96

WP: \$171.95

WP CD: \$80,350.70

Net Income: **-\$188,678.47**

Operating Net: \$8,633.00

Reserve Net: **-\$197,311.47**

Respectfully submitted,
Scott Speicher, GAC Treasurer.