

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
January 31, 2023 | 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 Director – Sarah Allen

2. **Open Forum**

No items were discussed.

3. **Secretary's Report**

A motion was made by J. Santillo to waive reading the previously distributed Fall Unit Owners Meeting of November 15, 2022, and approve them as written. Seconded by J. Pace. All in favor, the motion carried. J. Santillo will post the minutes on TownSq.

4. **Treasurer's Report**

S. Speicher gave an overview of the financials for November and December 2022. A copy of the full report is attached.

5. **Manager's Report**

Items will be discussed in the Executive session

6.. **Old Business**

R. Holm commented that since the payment books for the monthly assessment were sent out late in December, Associa will waive the resulting late fees for January.

R. Holm noted that the carpet in the clubhouse main room will be replaced on Friday, February 3rd.

R. Holm also noted that the Board will be doing the Annual Community Walk-Through at the end of April or early May.

The procedures for landscape requests was also discussed.

7. **New Business**

S. Speicher reviewed the new insurance proposal covering the increased cost, possible savings by paying the total bill in March, and the fidelity insurance requirement that will require increased coverage in 2024. S. Speicher noted that he needs to review this with Associa accounting before we can vote on how to proceed.

S. Speicher noted that the association showed a net profit in Operating Funds at the end of the year of \$2691.40. R. Holm made a motion that the excess 2022 funds be moved into the Reserve Account for 2023. The motion was seconded by S. Speicher. All in favor, the motion carried.

R. Holm discussed the Rumpke Recycling situation noting that Unit Owners participating in the program were assessed \$39.60 for 2022. It was confirmed by S. Allen that this was for 11 months, because one month was credited by Rumpke due to startup problems. Methods of how Unit Owners can pay this assessment were discussed. It was decided that there will be one annual payment in 2023, versus monthly payments, which will result in a lower overall cost to Unit Owners and less accounting work.

8. **Next Meeting Date**

The next Board of Directors meeting is February 22, 2023, at 7:00 PM in the Clubhouse.

9. **Adjourn**

At 7:37 PM, a motion to adjourn was made by J. Phillips. The motion was seconded by J. Pace. All in favor, motion carries.

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

Approval by Secretary: Joseph C. Santillo Date: February 23, 2023

GAC Treasurer's Report for Financial Months Ending November 30th and December 31st 2022

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

I am reporting to you this evening, financial summary highlights for the months of November, and December 2022, as it was on November 15th the last time we met together. You can find full financial summary data for those same months, which I have posted on TownSq.

November:

Cash for Operations: \$35,772.74

Reserve Funds: \$136,475.67

CF: \$55,801.10

WP: \$171.97

WP CD: \$80,502.60

Net Income: **-\$179,448.61**

Operating Net: \$9,860.80

Reserve Net: **-\$189,309.41**

December:

Cash for Operations: \$24,745.11

Reserve Funds: \$143,631.72

CF: \$62,799.87

WP: \$171.99

WP CD: \$80,659.86

Net Income: **-\$179,461.96**

Operating Net: \$2,691.40

Reserve Net: **-\$182,153.36**

I have been working with Associa to get our operating accounts updated and reconciled accurately. This has been an ongoing struggle throughout 2022, but headway is being made and the right resources from Associa are focusing on the remaining issues identified.

Respectfully submitted,

Scott Speicher, GAC Treasurer.

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
February 22, 2023 | 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 Director – Sarah Allen

2. **Secretary’s Report**

A motion was made by J. Santillo to waive reading the previously distributed Board of Directors Meeting Minutes of January 31, 2023, and approve them as written. Seconded by J. Phillips. The motion passed 4:0 (with J. Pace absent for the vote). J. Santillo will post the minutes on TownSq.

3. **Treasurer’s Report**

S. Speicher gave an overview of the financials through December 31, 2022. He reviewed the status of moving 2022 net income to the reserves which would result in a year-end net income of zero. He also reviewed shifting funds from operating to reserve funds to allow making a single annual policy payment saving the community over \$1500 on renewal of our insurance policies which renewed on February 15, 2023. Additionally, he reviewed required language regarding grills that the Board must adopt to satisfy the Great American Insurance Company. See New Business below for the motions and voting regarding these items.

A copy of the full financial report is attached.

4. **Old Business**

Benchmark’s spring activities were discussed in general.

R. Holm commented that our recent termite inspection showed no termite activity in the community.

5. **New Business**

Item: Glenabby Insurance Policy Renewal – Single Payment (required by March 15, 2023)

A motion was made by S. Speicher that the Board approve withholding the movement of the net year-end income of \$2691.40 to reserves, at this time, plus our March and April reserve contributions (\$7010.00 each) to insure we have adequate operating funds on-hand to make the full annual payment of \$32,689.47.

Seconded by J. Santillo. All in favor, the motion carried.

Item: Grill Language Resolutions Required by the Great American Insurance Company

A motion was made by S. Speicher that the Board adopts resolutions agreeing to the requirements of the two statements below:

1. "Confirmation from Insured or authorized representative within 20 days of the effective date that the Insured will adopt a resolution that prohibits grilling with charcoal, pellet & wood grills/smokers on or beneath elevated decks, balconies, porches or roof decks and within 10 feet from buildings/structures."
2. "Confirmation from Insured or authorized representative within 20 days of the effective date that the Insured will adopt a resolution that restricts grilling with gas grills beneath elevated decks, balconies, porches or roofs."

Seconded by J. Pace. The motion passed 4:1, with J. Pace voting against.

Action item: J. Pace will contact Kaman & Cusimano to verify that the language to be used in amending our Rules Handbook complies with the Ohio Fire Code.

6. **Next Meeting Date**

The next Board of Directors meeting is scheduled for March 29, 2023, at 7:00 PM in the Clubhouse.

R. Holm also commented that the Annual Unit Owners Meeting and Election will be held on April 19, 2023, at 7:00 PM in the Clubhouse.

7. **Adjourn**

At 7:45 PM, a motion to adjourn was made by J. Pace. 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: February 23, 2023

GAC Treasurer's Report for the Financial Month Ending December 31st 2022

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

I am reporting to you this evening, revised financial summary highlights for the month of December 2022, reflecting the decision to move yearend net income of \$2,691.40 to reserves. You can find full financial summary data for that revision posted on TownSq.

December:

Cash for Operations: \$22,053.71

Reserve Funds: \$143,631.72

CF: \$62,799.87

WP: \$171.99

WP CD: \$80,659.86

Net Income: **-\$179,461.96**

Operating Net: \$0.00

Reserve Net: **-\$179,461.96**

It took some time to get executive approval at Associa to reopen 2022 in order to rerun the December 2022 financials, thus we just got those financials from Associa accounting for review, last Friday. Foziah Wagner (local Associa accountant) and I gave approval on Tuesday, so Associa accounting is now positioned to run January financials, which I will report on at a later date.

On another topic, I am presently in communication with Jerry Geswein, our insurance broker, regarding the annual renewal of our insurance policies (which renewed on February 15th, 2023). I have committed for our Association to pay the full annual premium before March 15th, in order to save over \$1,500.00. To that end, I am recommending that the Board approve withholding the movement of the \$2,691.40 to reserves, at this time, plus our March and April reserve contributions (each \$7,010.00) to insure we have adequate operating funds on-hand to make the full annual payment, which will be \$32,689.47.

Jerry is also asking that the Board make the following resolution to satisfy the Great American Insurance Company:

- **Confirmation from Insured or authorized representative within 20 days of the effective date that the Insured will adopt a resolution that prohibits grilling with charcoal, pellet & wood grills/smokers on or beneath elevated decks, balconies, porches or roof decks and within 10 feet from buildings/structures.**
- **Confirmation from Insured or authorized representative within 20 days of the effective date that the Insured will adopt a resolution that restricts grilling with gas grills beneath elevated decks, balconies, porches or roofs.**

Respectfully submitted,

Scott Speicher, GAC Treasurer.

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
March 29, 2023 | 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 – Donna Bennett-Cox
Associa Representative – Nicole Nicewicz

2. **Secretary's Report – None**

3. **Treasurer's Report**

S. Speicher gave an overview of the financials through February 28, 2023.
A copy of the full financial report is attached.

4. **Manager's Report**

D. Bennett-Cox introduced herself as our new community manager. She also noted that she would be publishing a weekly action item report to keep us informed of her activities,

6. **Social Committee**

Bob Mains passed out a listing of the social activities planned for the remainder of 2023. It was noted that all of the items are also listed on the Community Calendar.

7. **Old Business/Open Forum**

R. Holm briefly discussed the Board's upcoming annual Community Walk-Through to identify items in need of maintenance, rules violations and the like. The Walk-Through is tentatively scheduled for the last week of April or the first week of May. Unit owners were asked to monitor their own areas prior to the Walk-Through to ensure compliance and to note items for the Board's attention.

L. Pavuk noted that some of the rose bushes in the community are in need of care. He offered to share his expertise with any unit owners that want it. He will also post a notice with the details.

Other items discussed were potholes, curb backfill, possible removal of inactive satellite dishes, storm damage to roof shingles, Reserve Funds contributions, and several landscape issues.

8. **Next Meeting Date**

The next Board of Directors meeting is the Annual Unit Owners Meeting and Election on April 19, 2023, at 7:00 PM in the Clubhouse.

10. **Adjourn**

At 7:40 PM, a motion to adjourn was made by J. Phillips. The motion was seconded by S. Speicher. 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 22, 2023

GAC Treasurer's Report for the Financial Months Ending January 31st and February 28th 2023

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

I am reporting to you this evening, financial summary highlights for the months of January and February 2023. You can find full financial summary data for those months posted on TownSq.

January:

Cash for Operations: \$34,442.25

Reserve Funds: \$158,173.66

AAB: \$7,010.75

CF: \$70,080.38

WP: \$265.11

WP CD: \$80,817.42

Net Income: \$8,524.08

Operating Net: \$992.14

Reserve Net: \$7,531.94

February:

Cash for Operations: \$7,448.32

Reserve Funds: \$158,520.59

AAB: \$1.15

CF: \$77,294.29

WP: \$265.14

WP CD: \$80,960.01

Net Income: \$20,044.57

Operating Net: \$5,155.70

Reserve Net: \$14,888.87

Under reserve funds for January and February, you will see a new reserve fund with AAB. This happened through a mistake made by Associa when setting up the reserve fund transfer schedule for 2023. \$7,010.00 was mistakenly transferred to this new account. Later in January another \$7,010.00 was transferred correctly to the CF account. In February, Associa took steps to correct their error and began the process of closing down the reserve fund with AAB by transferring \$7,010.00 back to the AAB operating account. I am told the interest that has accumulated of \$1.15 that has accumulated will also be transferred back to the AAB operating account when they close this AAB reserve account in March.

Last month, the Board approved withholding the movement of the 2022 net income of \$2,691.40 to reserves, plus our March and April reserve contributions (each \$7,010.00), to insure we have adequate operating funds on-hand to make a full annual payment to the Geswein Insurance Agency of \$32,689.47 for our next 12 months of insurance. That payment was made on February 21st. As you can see that greatly depleted our cash for operations, thus the reason for withholding several reserve contributions.

On another topic, at last month's Board meeting, Sarah Allen stated that a draft tax filing should be ready for our review by mid-March. I am still waiting to see that. FYI, Associa uses Devin & Associates to prepare the filings. Karen

Kiskis (Associa Lead Client Accounting) has had all the information required to prepare our filings (including 1099's from our reserve accounts with CF Bank and Wright-Patterson Credit Union) since early February.

Respectfully submitted,

Scott Speicher, GAC Treasurer

Addendum: Last month, the cost of our insurance was questioned, as it was felt better rates are out there, and the Board has a fiduciary responsibility to try to find them. Following the meeting, I was given the name of the brokerage firm providing the better rates (Geswein Insurance Agency) and the name of a property that is getting a better rate (Saltergate). Since Geswein Insurance Agency is the same agency we use, I called Jerry Geswein and learned the following:

- Insurance cost is driven about 95% from property coverage and 5% from liability.
- Both Saltergate and Glenabby would be roughly the same for liability (48 units to 64 units, with Glenabby a bit larger, number of units-wise).
- The huge cost difference is that Saltergate has less than a third of the square footage of Glenabby, say valuing about \$10M, compared to \$30M. Glenabby's rate per 1K square footage property coverage is actually slightly better.
- Great American, which Glenabby is using for property coverage, provides a really good rate (according to Jerry).

GLENABBY CONDOMINIUM ASSOCIATION

Annual Unit Owners Meeting Minutes

April 19, 2023/ 7:00 PM / Glenabby Clubhouse

5300 Abby Gate Avenue, Westerville, OH 43081

The Annual Unit Owners Meeting of the Glenabby Condominium Association was held on Wednesday, April 19, 2023, at the Glenabby Clubhouse located at 5300 Abby Gate Avenue, Westerville, OH 43081. A total of 43 of 64 homes were represented either in person or by proxy. A copy of the official attendance of Unit Owners is attached to the original set of these minutes. Nicole Nicewicz of Associa RPM and Katelyn Kaman of Kaman & Cusimano, LLC were also in attendance.

1. Call to Order

The meeting was called to order at 7:00 PM by Katelyn Kaman and a quorum of Unit Owners was established.

Directors Present:

Rod Holm	President
Scott Speicher	Treasurer
John Phillips	Director
Jim Pace	Director

Present:

Nicole Nicewicz	Community Assn. Mgr
Katelyn Kaman	Kaman & Cusimano

Absent:

Joe Santillo	Secretary
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2. Introduction of the Board of Directors, Associa RPM, and Kaman & Cusimano

Katelyn Kaman had each member of the current Board of Directors introduce themselves, followed by Nicole Nicewicz of Associa RPM and then herself.

3. Proof of Notice

She also confirmed Proof of Notice asking the Secretary to note in the minutes that the notice was sent by USPS and posted on TownSq. pursuant to the Bylaws.

4. Secretary's Report

J. Phillips (filling in for J. Santillo) presented the minutes from the May 18, 2022 Annual Unit Owners Meeting and Margaret Allen made a motion to waive the reading of the minutes and approve them as written. The motion was seconded by Tom Fisher. All in favor, motion carried.

5. Treasurer's Report

Scott Speicher presented the financial report through December 2022. A copy of the full report is attached at the end of the minutes.

6. Committees

Social Committee – B. Mains reviewed upcoming events on the social calendar.

Garden Committee – R. Holm commented on the excellent work of the Garden Committee.

Clubhouse –R. Holm commented on new rug and window repair.

7. President's Report

R. Holm presented the President's Report.

He reviewed the roofing project noting that five buildings and the clubhouse were completed in 2022. Phase 2 is scheduled for 2025 when, depending on the cost, 5 or 6 buildings will be completed. Phase 3 is scheduled for 2030 to complete the remaining buildings.

The annual Walk Through will be held on Tuesday 02 May. R. Holm recommended that the Unit Owners do a self-inspection and make necessary changes to adhere to the specifications.

The Landscape requests will be handled in the Executive session.

There will be more asphalt repairs in 2023.

8. Election of Directors

Katelyn Kaman announced two Board Members were to be elected for two-year terms each. She noted that there were currently two nominees and asked if there were any more nominations from the floor. There were none. G. Pryor made a motion to close nominations from the floor. Seconded by A. Worrell. All in favor, the motion passed. A motion was made and seconded to direct the Secretary to cast a unanimous motion to elect R. Holm and J. Santillo to the Board. All in favor, the motion passed.

9. General Discussion

The floor was opened for questions and comments. Additional discussion on doing your own mulch, getting quotes for landscaping projects, who will take care of the large spruce trees that need attention, trees with dead branches, trees showing roots above ground and spider mites in the spruce trees.

10. Adjourn

A motion to adjourn was made at 8:04 PM by G. Pryor. The motion was seconded by John Gentry. All in favor, motion carried.

Minutes submitted by John Phillips, Director at Large
Glenabby Condominium Association Board of Directors

Minutes approved by unanimous vote.

Confirmed by Secretary: Joseph C. Santillo Date: April 24, 2024

ATTACHMENT

GAC Treasurer's Report for the Financial Months Ending March 31st 2023 and YE 2022

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

I am reporting to you this evening, financial summary highlights for the month of March 2023, as well as YE 2022 (as this is the Annual Unit Owners Meeting). You can find full financial summary data for those months (March 2023 and December 2022) posted on TownSq.

March:

Cash for Operations: \$25,330.93

Reserve Funds: \$158,915.10

CF: \$77,531.77

WP: \$265.17

WP CD: \$81,118.16

Net Income: \$31,323.29

Operating Net: \$16,639.91

Reserve Net: \$15,283.38

YE 2022:

Cash for Operations: \$22,053.71

Reserve Funds: \$143,631.72

CF: \$62,799.87

WP: \$171.99

WP CD: \$80,659.86

Net Income: **-\$179,461.96**

Operating Net: \$0.00

Reserve Net: **-\$179,461.96**

As previously reported, the movement of the 2022 net income of \$2,691.40 to reserves, plus potential March 2023 and April 2023 reserve contributions (each of \$7,010.00) were withheld, to insure adequate operating funds on-hand to make a full annual payment to the Geswein Insurance Agency of \$32,689.47 for the next 12 months of insurance. That payment was made on February 21st. Cash for operations improved significantly in March from a low ebb in February, and if that trend continues in April, monthly reserve contributions will be resumed in May, and the Board will work a plan for making up the reserve contributions withheld, totaling \$16,711.40.

As an update from last month's Board meeting, Devin & Associates completed preparing Glenabby Condominium's 2022 federal income tax filing and Associa, acting as our agent, signed the return on our behalf and filed it. The tax owed and paid will be recorded in April financials.

Respectfully submitted,

Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
May 31, 2023 | 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

Director absent:

Jim Pace	Director
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Present:

Associa Community Association Manager – Nicole Nicewicz

2. **Secretary’s Report - None**

3. **Treasurer’s Report**

S. Speicher gave an overview of the financials through April 30, 2023.

A motion was made by S. Speicher to approve catch-up contributions to reserves of \$2,691.40 in June and \$7,010.00 in July and \$7010.00 in August to get current on the reserve funding plan for 2023. Seconded by J. Phillips. The motion passed 4:0.

A copy of the full financial report is attached.

4. **Manager’s Report - none**

5. **Social Committee**

B. Mains commented on the successful Bingo Night that was held on May 20th.

He also discussed the upcoming events of Just the Girls and Just the Guys Lunches scheduled for June 14th as well as the Yankee Doodle Breakfast on July 4th.

6. **Old/New Business**

R. Holm reported that mulching of the trees that are not in the limited common areas, the entrance flower beds, and the front of the Clubhouse has been awarded to Benchmark and the mulching date will be published as soon as it is available.

He also stated that trees encroaching on the buildings will be trimmed back this year. Additionally, the two trees at the ends of the Clubhouse have died and will have to be removed.

R. Holm announced that he will walk the community with Neff Paving next week to determine all the areas in need of repair. S. Speicher noted that reallocated reserve funds may be available for these repairs since some budgeted items, such as concrete work, may not be necessary this year.

Also, R. Holm will pursue the contact information for an additional asphalt vendor recommended by Brian Thacker of Associa. Both companies may be considered for the repair work as well as the repaving project planned for 2027/2028.

R. Holm reviewed the situation with the charges and late fees related to the recycling program and noted that this will be completely cleared up shortly and those charges/fees will be dropped.

7. **Open Forum**

Barb Epp commented on the “Thinking of You” fund and noted that the fund was getting low. She noted that she would be canvassing the community soon for donations.

Andi Allen asked about the results of the Unit Number Signage survey.

J Santillo reported the following results from the 64 units in our community:

37 units	No Response
<u>27 units</u>	<u>Responded</u>
6 units	Option 1 (remove current signs and do not replace them)
1 unit	Option 2 (do nothing, leave current signs)
12 units	Option 3a (replace current with 1 sign/building, centered on building)
5 units	Option 3b (replace current with 2 signs/building, each end)
3 units	Option 3c (replace current with a different alternative)

The Board will discuss the results and determine a course of action based on the voting results, the interest level, the cost involved and the funds available.

8. **Adjourn**

At 7:25 PM, a motion to adjourn was made by J. Santillo. The motion was seconded by R. Holm. The motion passed 4:0.

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

Minutes approved by unanimous Board approval.

Confirmed by Secretary: Joseph C. Santillo Date: June 7, 2023

GAC Treasurer's Report for the Financial Months Ending April 30th 2023

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

I am reporting to you this evening, financial summary highlights for the month of April 2023. You can find full financial summary data for April 2023 posted on TownSq.

April:

Cash for Operations: \$27,579.45

Reserve Funds: \$159,320.28

CF: \$77,783.55

WP: \$265.22

WP CD: \$81,271.51

Net Income: \$35,476.21

Operating Net: \$19,787.65

Reserve Net: \$15,688.56

As previously reported, the movement of the 2022 net income of \$2,691.40 to reserves, plus potential March 2023 and April 2023 reserve contributions (each of \$7,010.00) were withheld, to insure adequate operating funds on-hand to make a full annual payment to the Geswein Insurance Agency of \$32,689.47 for 12 months of insurance coverage. As cash for operations has since recovered to an adequate level, I propose a catchup contribution to reserves of \$2,691.40 be made in June, and catchup contributions to reserves of \$7,010.00 be made in each of July and August to get current on the reserve funding plan for 2023.

Respectfully submitted,

Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
July 26, 2023 | 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 – Nicole Nicewicz

2. **Secretary’s Report – None**

3. **Treasurer’s Report**

S. Speicher gave an overview of the financials for months ending May 31st and June 30th. A copy of the full financial report is attached.

4. **Social Committee**

Bob Mains announced that the Community Cookout will be on August 19th beginning at 6:00 PM and provided details on the event. He asked that residents notify the Social Committee of how many people are attending and what food item they are bringing to help ensure the proper quantity and variety of food on hand.

(Note: Post-meeting change - the date of the cookout was changed to Sunday, August 20th at 6:00 PM)

5. **Old/New Business**

J. Pace reported on the recent removal of 14 dying trees and numerous bushes, noting that the cost was below the original estimate. R. Holm added that we will be pursuing Hoover Gardens in the fall to take advantage of their fall sale and our discount to replace trees and bushes as much as the budget allows.

R. Holm reported that the upcoming asphalt repair work by Neff Paving is currently scheduled for August 21st-25th. They will mill on one day, re-asphalt the next and seal cracks larger than ¼” after that. Unit Owners affected are asked to park appropriately to avoid damaging the work. The Board will provide updates on the schedule as they are received.

J. Santillo reported that the SB-61 Ohio Condominium Act Amendments, required by law, have been completed by Kaman & Cusimano. A copy of the fully executed and recorded Amendments to the Declaration of Condominium Ownership for Glenabby Condominium has been added to our governing documents on TownSq.

R. Holm noted that several Landscape Requests were received and would be reviewed in the Executive Session. He stated that he would notify submitters of the results and provide a signed copy of the approval or denial to them for their records.

6. **Open Forum**

Tom George noted that a damaged bush that he thought was going to be removed was not. J. Phillips will contact Benchmark to look at it.

R. Holm announced that two other companies besides Benchmark will be considered for the upcoming landscaping/snow removal contract noting that it is the largest item in our budget.

Linda Landis commented that we should express our thanks and gratitude to the Garden Committee for the beautiful flowers/landscaping at the entrance and around the clubhouse and let them know how much their efforts are appreciated.

There was also discussion on unit sales in the community and the passing of several residents. B. Epp noted that the Thinking of You Fund made a donation to the Wounded Warriors in Ed Popper's name.

Other topics addressed were gutter clogging problems and construction in the area including Cardinal Storage, Turkey Hill, Hondros Crossing and the apparent start to construction on the north property line of Glenabby.

7. **Next Meeting Date**

The next Board of Directors meeting is August 30, 2023, at 7:00 PM in the Clubhouse.

8. **Adjourn**

At 7:42 PM, a motion to adjourn was made by J. Pace. The motion was seconded by J. Phillips. All in favor, motion carried.

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

Minutes approved by unanimous Board approval.

Confirmed by Secretary: Joseph C. Santillo Date: August 31, 2023

GAC Treasurer's Report for the Financial Months Ending May 31st and June 30th

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

I am reporting to you this evening, financial summary highlights for the months of May and June 2023. You can find full financial summary data for May and June 2023 posted on TownSq.

May:

Cash for Operations: \$33,897.56

Reserve Funds: \$166,799.92

CF: \$85,104.37

WP: \$265.28

WP CD: \$81,430.27

Net Income: \$44,903.55

Operating Net: \$21,735.35

Reserve Net: \$23,168.20

June:

Cash for Operations: \$35,309.43

Reserve Funds: \$176,976.28

CF: \$95,126.74

WP: \$265.33

WP CD: \$81,584.21

Net Income: \$53,918.14

Operating Net: \$23,264.98

Reserve Net: \$30,653.16

As previously reported, the movement of the 2022 net income of \$2,691.40 to reserves, plus potential March 2023 and April 2023 reserve contributions (each of \$7,010.00) were withheld, to insure adequate operating funds on-hand in order to make a full annual payment to the Geswein Insurance Agency of \$32,689.47 for 12 months of insurance coverage. In June, a catchup contribution of \$2,691.40 to reserves was made, and in July, a catchup contribution of \$7,010.00 to reserves was made. The remaining catchup contribution of \$7,010.00 is scheduled to take place in August.

Our CD with Wright-Patt Credit Union matures on August 24th. It is expected when we renew we will get a much higher rate than the current 2.32% APY. As of July 22nd, Wright-Patt's best rate is 4.85% APY.

Respectfully submitted,

Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
August 30, 2023 | 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 PM. A quorum of directors was established.

Directors present:

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

Director absent:

Jim Pace	Director
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Present:

Associa Community Association Manager – Nicole Nicewicz

2. **Secretary’s Report**

A motion was made by J. Santillo to waive reading the previously distributed Glenabby Board of Directors Meeting Minutes of July 26, 2023, and approve Draft 2 as written. Seconded by R. Holm. All present in favor, the motion carried 4:0. J. Santillo will post the minutes on TownSq.

3. **Treasurer’s Report**

S. Speicher gave an overview of the financial month ending July 31st. A copy of the full financial report is attached.

4. **Social Committee**

R. Holm congratulated B. Mains and the Social Committee for the excellent Community Cookout held on Sunday, August 20th.

B. Mains reminded everyone about the luncheon at Der Dutchman scheduled for September 13th.

5. **Old/New Business**

R. Holm reported on the current asphalt work being done by Neff Paving.

He also reported on the fall plans for replacing trees and bushes removed by Huff Tree Service, noting that we will try to utilize Hoover Gardens due to their fall sale pricing and our discount. Huff will be out to look at the damaged trees at 5354 and 5358 Bridwell Lane.

After another muddy runoff onto Glenabby property from the Cardinal Storage construction site, N. Nicewicz agreed to contact them again to take corrective action.

R. Holm reported that he was finally able to confirm that the Turkey Hill project has been dropped and they are looking for another buyer for the property. He also noted that he reached out to the City of Columbus, including Code Enforcement, to have the equipment on the property removed and the area cleaned up.

R. Holm noted that, in addition to Benchmark, we are pursuing bids from three additional landscape companies for next year to ensure that we get the best pricing and service.

R. Holm also noted that, in an effort to keep costs down, we have brought on another contractor, Swan Services LLC, to bid on work that Associa On-Call typically handles.

6. **Open Forum**

The updated property value appraisal from the State Auditor that many of our residents received in the mail was discussed as well as the Hamilton Road project and its proximity to Glenabby's property line.

B. Epp noted that the recycling bin at the clubhouse needed to be returned to Rumpke. N. Nicewicz directed her to post the request on TownSq and Associa will contact Rumpke for pickup.

7. **Next Meeting Date**

The next BOD meeting is a Closed Budget Meeting on September 27, 2023, at 1:00 PM in the Clubhouse.

The next public meeting is the Board of Directors Meeting on October 25, 2023, at 7:00 PM in the Clubhouse.

8. **Adjourn**

At 7:27 PM, a motion to adjourn was made by R. Holm. The motion was seconded by S. Speicher. All present in favor, motion carried 4:0.

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

Minutes approved by unanimous Board approval.

Confirmed by Secretary: Joseph C. Santillo Date: September 27, 2023

GAC Treasurer's Report for the Financial Month Ending July 31st 2023

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

I am reporting to you this evening, financial summary highlights for the month of July 2023. You can find full financial summary data for July 2023 posted on TownSq.

July:

Cash for Operations: \$31,447.52

Reserve Funds: \$191,557.74

CF: \$109,548.77

WP: \$265.39

WP CD: \$81,743.58

Net Income: \$56,059.76

Operating Net: \$10,825.14

Reserve Net: \$45,234.62

As previously reported, the movement of the 2022 net income of \$2,691.40 to reserves, plus potential March and April 2023 reserve contributions (each of \$7,010.00) were withheld, to insure adequate operating funds on-hand in order to make a full annual payment to the Geswein Insurance Agency of \$32,689.47 for 12 months of insurance coverage. In June, a catchup contribution of \$2,691.40 to reserves was made, and in July and August, a catchup contribution of \$7,010.00 to reserves was made in each of those two months.

Our CD with Wright-Patt Credit Union matured on August 24th. When we renewed, we got a much higher interest rate of 5.17% APY, than the previous rate of 2.32% APY.

Our CF Bank account interest rate has also increased to 5.12% APY.

The asphalt repair project, undertaken by Neff Paving, is being paid for from reserves. The quote for the areas being repaired and seal-coated is \$31,000.00. There is also some additional crack-filling being done at no additional charge.

Respectfully submitted,

Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
October 25, 2023 | 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 6:58 PM. A quorum of directors was established.

Directors present:

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

Director Absent:

John Phillips Director

Associa Representative present:

Nicole Nicewicz Community Association Manager

2. **Secretary's Report** - None

3. **Treasurer's Report**

S. Speicher gave an overview of the financials for months ending August 31st and September 30th. A copy of the full financial report is attached.

4. **Social Committee**

The Social Committee was congratulated on the very successful Fall Potluck Dinner on October 14th. Bob Mains reported that, due to the conflict with the OSU football game, Bingo Night will be moved from November 11th to Friday, November 10, 2023, at 7:00 PM. The change will be posted on TownSq and on the Community Calendar.

5. **Old/New Business**

R. Holm noted that the Rumpke recycling fee for 2024 will increase by 6-8%. Associa will inform those Unit Owners on the recycling program of the exact amount so they can pay it through their Associa account.

R. Holm also noted that Associa will be sending out coupon books to the appropriate Unit Owners early enough to ensure their January payment can be made in time, thus avoiding the "late fee" situation incurred last year.

He also commented that Hoover Gardens will be in the community on Monday, October 30th to replace the trees removed earlier this year.

He also reported that our current landscaping/snow removal company, Benchmark, will be replaced by BrightView beginning next spring.

R. Holm also reported the City of Columbus will be instructing Turkey Hill to either renew their construction on the site across Hamilton Road or remove their equipment and restore the site.

He also noted that the 2024 Budget will be presented at the Fall Unit Owners Meeting on November 29th and that Unit Owners will be receiving a notice packet from Associa which will include the budget details.

6. **Open Forum**

There was general discussion about the Benchmark's Fall Cleanup and what will be done.

7. **Next Meeting Date**

The next Glenabby Board of Directors meeting is the Fall Unit Owners Meeting scheduled for Wednesday, November 29, 2023, at 7:00 PM in the Clubhouse.

8. **Adjourn**

At 7:16 PM, a motion to adjourn was made by J. Santillo. The motion was seconded by S. Speicher. All present in favor, the motion carried 4:0.

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

Minutes approved by unanimous Board vote.

Confirmed by Secretary: Joseph C. Santillo Date: November 29, 2023

GAC Treasurer's Report for the Financial Months Ending August 31st and September 30th, 2023

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

I am reporting to you this evening, financial summary highlights for the months of August and September 2023. You can find full financial summary data for August and September 2023 posted on TownSq.

August:

Cash for Operations: \$17,753.03

Reserve Funds: \$206,254.31

CF: \$124,036.20

WP: \$265.45

WP CD: \$81,952.66

Net Income: \$54,603.76

Operating Net: (\$5,327.43)

Reserve Net: \$59,931.19

September:

Cash for Operations: \$19,555.36

Reserve Funds: \$183,064.15

CF: \$100,505.83

WP: \$265.50

WP CD: \$82,292.82

Net Income: \$33,112.86

Operating Net: (\$3,628.17)

Reserve Net: \$36,741.03

The asphalt repair project, undertaken by Neff Paving, was paid for from reserves at a cost of \$31,000.00.

2024 budget planning is underway with the plan being to present the 2024 budget to the unit owners at the Fall Unit Owners Meeting in November.

Respectfully submitted,
Scott Speicher, GAC Treasurer

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
Glenabby Annual Fall Unit Owners Meeting
November 29, 2023 | 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
Jim Pace Director

Director Absent:

John Phillips Director

Associa Representative present:

Nicole Nicewicz Community Association Manager

2. **Secretary's Report**

A motion was made by J. Santillo to waive reading the previously distributed Glenabby Board of Directors Meeting Minutes of October 25, 2023, and approve them as written. Seconded by S. Speicher. All present in favor, the motion carried 4:0. J. Santillo will post the minutes on TownSq.

3. **Treasurer's Report**

S. Speicher reviewed the highlights of the financials through October 31, 2023. A copy of the full report is attached. S. Speicher made a motion to withhold the December reserve contribution of \$7,010.00. Seconded by J. Pace. All present in favor, the motion passed 4:0. S Speicher will send an email reminder to N. Nicewicz and Foziah Wagner, Associa accounting, to ensure that this happens.

4. **Year in Review/Open Forum**

R. Holm applauded the Board members for their diligent service to the community and Board members, past and present, for their excellent fiscal responsibility. He also acknowledged the outstanding efforts of the social committee, the clubhouse manager, and the garden committee.

R. Holm then reviewed the details of the annual report for the community that was included in the budget packet that all unit owners received in the mail. Details of the annual budget were discussed and questions from unit owners were answered. The two-year trim painting project with Big-Ten Painting was reviewed as well as the change of landscaping/snow removal companies from Benchmark to Brightview. Finally, proper procedures for conducting board meeting were discussed.

Additionally, it was noted that the monthly fee from Rumpke for recycling will be approximately four dollars per month. Associa will provide the unit owners participating in the recycling program with the exact amount to pay for 2024. The single annual payment should be made by the end of December 2023.

A copy of the annual report is attached to these minutes.

5. **Next Meeting Date**

The next Glenabby Board of Directors meeting is scheduled for Wednesday, January 31, 2024, at 7:00 PM in the Clubhouse.

6. **Adjourn**

At 7:52 PM, a motion to adjourn was made by S. Speicher. The motion was seconded by R. Holm. All present in favor, the motion carried 4:0.

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

Minutes approved by unanimous Board approval.

Confirmed by Secretary: Joseph C. Santillo Date: February 1, 2024

GAC Treasurer's Report for the Financial Month Ending October 31st, 2023

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

I am reporting to you this evening, financial summary highlights for the month of October 2023. You can find full financial summary data for October 2023 posted on TownSq.

October:

Cash for Operations: \$18,986.35

Reserve Funds: \$190,880.86

CF: \$107,969.52

WP: \$265.56

WP CD: \$82,645.78

Net Income: \$39,971.00

Operating Net: (\$4,586,74)

Reserve Net: \$44,557.74

To end the 2023 financial year with either a very small Net Income or Loss, I am recommending that we withhold making the December reserve contribution of \$7,010.00. I project the Operating Net at the end of November will show a larger Net Loss than what is shown above for the end of October.

In early December, I intend to reach out to Jerry Geswein (our insurance broker) of Geswein Insurance Agency to get our 2024 insurance quote and renewal date, and if we can (again) get a discount by paying off the entire premium upfront.

As we prepare to close out 2023, I would like to inform you that the interest rates we are earning on our reserve accounts with CF Bank and Wright-Patterson Credit Union are 5.12% APY and 5.17% APY, respectively.

Respectfully submitted,
Scott Speicher, GAC Treasurer

Glenabby Condominium Association November 2023 Annual Report

As we approach the end of the year, your Board of Directors would like to provide you with a recap of accomplishments on projects completed, and let you know what is planned for 2024 and beyond.

Our Associations financials continue to look very good, and we continue to meet the future needs of our community by following the reserve study that was completed in 2021. I would like to thank our Board of Directors for how our finances are managed, and for staying on budget. Glenabby has never had to go back to the Homeowners and do a special assessment, and much thought and planning goes into managing the finances of the association.

The Board and our Property Manager from Associa walk through the community often, and the continued pride of ownership is very evident. Our property values continued to rise in 2023, and the units that sold this year reflect that. Thanks again to our Landscape Committee who do an excellent job with the flower beds in front on Hamilton Road, as well as the front of the clubhouse. First impressions are so positive! I can only think that with the massive expansion of Intel, Facebook, Google and other high-tech companies up the highway 161 corridor, prices will continue to rise.

Huff tree service removed about 15-16 dead or diseased trees, and these were replaced at the end of October by Hoover Gardens, who provided some excellent pricing and discounts to our community. There were some large areas of asphalt that required Neff Paving to patch and repair, and that was done at the end of August. New carpeting was added in the Clubhouse in December 2022.

The Board has approved the painting of our buildings, which have not been painted in the last 8-10 years. Half of the buildings will be done in spring 2024, and the other half in 2025.

The Board decided to switch landscape companies, effective in March 2024. Three bids were received, and Brightview Landscaping and snow removal were selected. This will be a two-year contract, and will include mulch for the entire community, and they will be giving us a free \$7,000 credit in year two of the contract to use for anything we feel is necessary.

Our 2024 Budget has been approved by the Board. A “pie chart” showing where and what accounts are funded is attached. Inflation has affected everyone, and our cost to run the community is also affected. As an example, our insurance policy has increased approximately 15%, and Landscape costs are 10% higher than last year. We have budgeted most of our accounts to cover expected price increases.

To meet our 2024 budget and future expenses, both in Capital and Operating expense, the Board voted to increase the monthly association fee to \$327 per month, effective January 1, 2024. A complete breakdown of the budget will be sent to every homeowner in December. It will also include all the information you will need regarding addresses and options on how to pay the fee so there is no confusion and payments can be made on time and not incur a late fee.

Homeowners participating in the Rumpke recycling program will also be advised how much the fee for service in 2023 will be so payment can be sent in.

We hope your Holiday Season is enjoyable, and we look forward to a safe and Happy New Year in 2024.

Thank You,

Your Glenabby Board of Directors