

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