

**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 3<sup>rd</sup> 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