

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