

**GLENABBY CONDOMINIUM ASSOCIATION**  
**BOARD of DIRECTORS Meeting Minutes**  
**March 27, 2024 | 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 7:00 PM. A quorum of directors was established.

**Directors present:**

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

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

3. **Treasurer's Report**

S. Speicher reviewed the financials for the month ending February 29<sup>th</sup>, 2024. He also commented on Glenabby's insurance policy with Bowers Insurance Services Agency that went into effect on February 20<sup>th</sup>, 2024, and that Glenabby's federal tax return for 2023 was filed using Devin & Associates. A copy of the full report is attached.

4. **Social Committee**

Bob Mains distributed the 2024 Glenabby Social Calendar. J. Santillo will add the nine listed events to the Glenabby Community Calendar.

5. **Old/New Business**

R. Holm commented on the following items:

- a. Barb Epp has volunteered to continue as Clubhouse Coordinator.
- b. The hot water tank for the clubhouse was replaced by Associa On-Call.
- c. The Glenabby entrance signs need painting and maintenance (one side bowed and loose). Bids will be obtained for the maintenance and/or replacement, as required.
- d. The Annual Unit Owners Meeting & Election is scheduled on April 24<sup>th</sup> 2024, at 7:00 PM in the Clubhouse. Associa has mailed out the official notice including proxy forms for those who cannot attend.
- e. Of the outside water shutoff valves for each building, 15 of the 17 have been located, cleared and well-marked in case they are needed in an emergency. The Board will locate and mark the remaining two valves shortly.
- f. R. Holm will act as the liaison with Big Ten Painting for the building trim painting project. Half of the buildings will be done this year and the remaining will be done next year. The buildings closer to the current construction in the area will likely be done next year for cleanliness reasons. Unit owners can coordinate directing with the contractor for garage and entry doors as well as patio fences.
- g. The Board will complete the Annual Community Walk-Through around mid-May.
- h. Unit owners were encouraged to submit landscape requests as soon as they can.
- i. The timing for Brightview Landscaping to begin mowing this year and for putting down mulch throughout the entire community will be announced as soon as it is determined.

6. **Open Forum**

There was general discussion regarding landscape issues and the building trim painting project.

George Mussi noted that Herbert McGee, a Glenabby resident and WWII veteran, will be 105 years old on April 10<sup>th</sup> and felt that he should be honored by the community. The Board agreed to discuss it and arrange an appropriate event. B. Epp will contact Oberer's Flowers Inc. to confirm that they provide free flowers for Centenarians and make the arrangements. The Board will publish an announcement regarding the event.

The Hamilton Road widening project was discussed. J. Santillo will publish, on TownSq., a copy of the letter that was sent to unit owners adjacent to Hamilton Road regarding the project. The project is in the design phase and is currently scheduled to start in the summer of 2025. Turkey Hill was also discussed again, and R. Holm noted that he would be contacting them again if there is no activity by mid-April.

The light pole that was knocked down last week was discussed. R. Holm will contact the city regarding its repair since it lights our entrance and is a safety concern.

7. **Next Meeting Date**

The Glenabby Annual Unit Owners Meeting & Election is scheduled on April 24, 2024, at 7:00 PM in the Clubhouse.

8. **Adjourn**

At 7:32 PM, a motion to adjourn was made by J. Pace. The motion was seconded by R. Holm. All in favor, the 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: April 25, 2024

**GAC Treasurer's Report for the Financial Month Ending February 29<sup>th</sup>, 2024**

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

I am reporting to you this evening, financial summary highlights for the month of February 2024. You can find full financial summary data for February 2024 posted on TownSq.

**February:**

**Cash for Operations:** \$46,287.71

**Reserve Funds:** \$216,927.17

**CF:** \$132,585.80

**WP:** \$303.30

**WP CD:** \$84,038.07

**Net Income:** \$27,330.25

**Operating Net:** \$16,963.90

**Reserve Net:** \$10,366.35

Our new insurance policies through Bowers Insurance Services Agency went into effect on February 20<sup>th</sup>, 2024 (expiring on February 20<sup>th</sup>, 2025), at a total cost (including \$60 of payment installment fees) of \$29,062.

Through the services of Devin & Associates, our 2023 1120-H federal tax return has been prepared, and since filed. Tax owed for 2023 amounts to \$1,775.

Respectfully submitted,  
Scott Speicher, GAC Treasurer