

GLENABBY CONDOMINIUM ASSOCIATION
Board of Directors Meeting Minutes
May 29, 2024 | 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 Rosan Director

Director absent:

John Phillips Director

Present:

Associa Community Association Manager – Nicole Nicewicz

2. **Secretary’s Report** - None

3. **Treasurer’s Report**

S. Speicher reviewed the financials for the month ending April 30st, 2024. A copy of the full report is attached.

4. **Social Committee**

Sally Young noted that Just the Guys Lunch (Schmidt’s) and Just the Girls Lunch (Chi Thai) are scheduled for Wednesday, June 12th. Attendees should meet at the Clubhouse at 11:15 AM. R. Holm also noted that the Yankee Doodle Breakfast is scheduled for July 4th in the Clubhouse from 10:00 AM – Noon.

5. **Old/New Business**

R. Holm reported on the excellent work done by Big Ten Painting on the outside trim painting at Glenabby. He noted that half of the buildings were completed this year, and the remainder will be scheduled for next spring.

He commented that the Glenabby Entrance Signs are worn and damaged, noting that the Board is pursuing options to refurbish or replace them, as appropriate.

He also reported that the Board will be doing the annual Community Walk-Through on Saturday, June 1st. He asked residents to review the Rules Handbook and their Limited Common Areas to ensure they are in compliance and maintained properly. He asked that special attention be given to patio fences and borders/edging.

Finally, he noted that Turkey Hill was directed by the city to have the site across Hamilton Road cleared by the end of May. While they have removed some items from the site, it continues to be an eyesore. If not cleared by June 1st, he will contact the City of Columbus again and ask them to proceed, as they said they would, with a court order to have the property cleared.

6. **Open Forum**

Issues regarding the work of our new landscaping company, Brightview Landscaping, were discussed. R. Holm noted that the Board will be meeting with them on June 7th to review their work and the need to correct problem areas to bring their performance up to the level that is expected. He also noted that Brightview will be out next week to trim bushes, remove weeds and clean up the property.

Barb Epp noted that workers from Big Ten Painting were in the community apparently trying to collect payment from unit owners that had additional painting done. It was concerning because it wasn't clear who they were or what they were doing and that they had a large dog with them that was not leashed. R. Holm will contact Big Ten Painting regarding the issue.

7. **Next Meeting Date**

The Board's annual Community Walk-Through is scheduled for Saturday, June 1, 2024, at 1:00 PM. The next Board of Directors meeting is scheduled for Wednesday, June 26, 2024, at 7:00 PM in the Clubhouse.

8. **Adjourn**

At 7:25 PM, a motion to adjourn was made by J. Rosan. The motion was seconded by S. Speicher. All present in favor, the motion carried.

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: June 26, 2024

GAC Treasurer's Report for the Financial Month Ending April 30th 2024

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

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

April:

Cash for Operations: \$52,643.21

Reserve Funds: \$227,307.07

CF: \$142,254.83

WP: \$303.42

WP CD: \$84,748.82

Net Income: \$45,907.39

Operating Net: \$25,161.14

Reserve Net: \$20,746.25

As a result of April's election, Board membership changed (Jim Pace left his position of Director-at-Large and was replaced in that position by John Rosan). It was therefore necessary to update signing authorizations for both Reserve accounts (i.e., the one at CF Bank and the other at Wright-Patterson Credit Union). That has been accomplished.

Our new insurance policies through Bowers Insurance Services Agency went into effect on February 20th, 2024 (expiring on February 20th, 2025), at a total cost (including \$60 of payment installment fees) of \$29,062. All that remains to be paid is \$10,830.00 to CondoLogic (over 5 payments, starting in July, as we are already paid up through June).

Our April month-end healthy Cash for Operations (\$52,643.21) puts us in a good position to pay Big Ten Painting the \$29,000.00 owed for the exterior painting just accomplished on half our buildings (which was the plan for 2024).

Respectfully submitted,
Scott Speicher, GAC Treasurer