

GLENABBY CONDOMINIUM ASSOCIATION
Board of Directors Meeting Minutes
June 26, 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
John Phillips	Director

Present:

Associa Community Association Manager – Nicole Nicewicz

2. Secretary's Report

A motion was made by J. Santillo to waive reading the previously distributed Glenabby Board of Directors Meeting Minutes of May 29, 2024, and approve Draft 2 as written. Seconded by J. Phillips. All in favor, the motion carried. J. Santillo will post the minutes on TownSq.

J. Santillo also discussed procedures for public display of contact information on TownSq. and/or Glenabby's directories and interactive map. It was noted that, if unit owners want their contact information displayed, they must personally authorize it for each area.

3. Treasurer's Report

S. Speicher reviewed the financials for the month ending May 31st, 2024. A copy of the full report is attached.

4. Social Committee

Bob Mains reminded everyone that the Yankee Doodle Breakfast will be on July 4th starting at 10:00 AM in the Clubhouse. He also noted that the Annual Community Cookout & Potluck is scheduled on Sunday, August 18th starting at 6:00 PM at the Clubhouse. Notices will be posted on TownSq.

5. Old/New Business

R. Holm reviewed the Board's Annual Community Walk-Through noting that the community looked excellent overall. There were some areas in need of attention for both the Association and Unit Owners. N. Nicewicz will be sending out letters to Unit Owners if they are in violation of community rules or if they have areas that need attention. He also discussed that Huff Tree Service walked the community and has submitted a proposal to remove or trim trees as needed. He also noted that Hoover Gardens will be replacing dead/distressed bushes and small trees in the fall when the weather will be optimum for success.

R. Holm reported that the Board met with Brightview Landscaping to review their performance and ensure that their performance meets our expectations.

R. Holm announced that the unit address sign project was completed and the new signs for each building are in place.

S. Speicher reviewed the need for written procedures for Unit Owners to follow in case of a fire, gas or water emergency. He passed out copies of the current draft of the procedures to the attendees and asked for their input. When finalized, the procedures will be published on TownSq and added to the Rules Handbook in the next revision. During the discussion, he noted that many of the individual unit shutoff valves are plastic and that they may not function due to age and lack of use. He recommended that unit owners consider replacing these valves with metal ball valves and provided information regarding it. He also noted that most of the buildings have a Master Shutoff Valve for the entire building in one of the units, except for buildings 3 and 4. He recommended that unit owners learn the location of the Master Shutoff Valve in their building and how to contact that Unit Owner. It was also noted that 16 of the 17 Outside Shutoff Valves for each building in the community have been located but need to be tested for function. Also, the access to each outside valve is painted blue to make it easier to locate. N. Nicewicz is pursuing professionals to locate the last valve and test all of them for function.

6. Open Forum

Linda Landis noted that the Big 10 Football Championship Game is the same day as the Christmas party on December 7th. The social committee will investigate making an adjustment.

Tara Lamson noted that, due to the layout and lack of insulation put in by Rockford, buildings 3,4 and 5 could have furnace issues and frozen pipes if additional insulation has not been installed. Hopefully, this is no longer a problem after 10+ years, but R. Holm stated he would send a notice to the Unit Owners in the three buildings to make sure they are aware.

Jim Pace presented the idea that topics discussed in the Executive Sessions, that affect the whole community, could be presented during the open session so input from the community could be incorporated in the final decisions. R. Holm stated that this will be considered and could be applied when appropriate.

J. Pace also asked the Board to investigate imbedding reflectors in the curbs at the main entrance to enhance safety since it is not well lit. The concept was well received and will be investigated.

There was additional general discussion on various maintenance items and who is responsible for the costs involved as well as rodent control, utility line markings, and the entrance signs project.

7. Next Meeting Date

There is no Board of Directors meeting scheduled for July. The next Board of Directors meeting is scheduled for Wednesday, August 28, 2024, at 7:00 PM in the Clubhouse.

8. Adjourn

At 7:40 PM, a motion to adjourn was made by J. Phillips. The motion was seconded by J. Rosan. 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: August 19, 2024

GAC Treasurer's Report for the Financial Month Ending May 31st 2024

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

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

May:

Cash for Operations: \$26,549.86

Reserve Funds: \$232,604.49

CF: \$147,188.70

WP: \$303.48

WP CD: \$85,112.31

Net Income: \$25,445.76

Operating Net: (\$597.91)

Reserve Net: \$26,043.67

Big Ten Painting has been paid the \$29,000.00 owed for the exterior painting recently accomplished on half our buildings (which is the plan for 2024).

Respectfully submitted,
Scott Speicher, GAC Treasurer