

Riverwatch Tower Condominium Association
Board of Trustees Meeting
MINUTES
06/28/2023 - 5:30-7:00pm

NAME	EMAIL	PHONE	TERM ENDING	IN ATTENDANCE? (Y/N)
Jason Benedict, Treasurer	jasonbenedict20@gmail.com	614-578-0311	2025	Y
Nick Berry, Trustee	nnberry@aol.com	614-306-2342	2024	Y
Ted Bott, Trustee	tbott@wickfieldproperties.com	989-621-8535	2025	N
Hank Carpenter, Trustee	Carpenterhank695@yahoo.com	248-709-0308	2026	Y
Brad Hayosh, Trustee	bhayosh@wickfieldcapital.com	313-920-4631	2025	Y
Jill Schrems, Secretary	admin@brightlinellc.com	216-905-6893	2024	Y
Ja'Nel Siefert, Trustee	tsiefert@columbus.rr.com	614-746-2203	2026	N
Jeff Starman, President	jstarman@wickfieldproperties.com	734-845-6723	2026	Y
Hua Wang, Trustee	huawang091992@gmail.com	614-886-5102	2024	N

1. Roll Call and Call to Order

Present: Jeff, Brad, Nick, Jill, Hank, Jason. Absent: Hua, Ja'Nel, Ted. With quorum, the meeting is called to order at 5:39pm. When there is significant Owner interest in attending a board meeting, we will provide a Zoom option.

2. Approval of 04/18/23 Board Meeting Minutes

Motion to approve minutes by Brad, second by Nick. All in favor. The 04/18/23 minutes are approved.

3. Property Management & Facility Report

A. Property Management: Since Robbin's departure in April, the building has been without a manager. Dwight, his assistant Marissa, and Zenab have been covering. Today we hired Heather as the new property manager. We will circulate her resume to the board. Zenab will continue at the building (other than during her maternity leave beginning in October when Ohio Equities will provide a temporary replacement). There is a very calm feeling at the building. Dwight & his team have overseen work on AC, trees, etc. He has also created Scopes of Work for ~10 projects that will add value to property and cost about \$50k (lobby beautification, signage, painting bollards, etc.)

144 units have signed up for Ohio Equities' property management services, and they are receiving more inquiries. Building staff now refrain from complying with Owner requests for maintenance in their units unless an agreement is in place. There is a new policies & procedures manual being drafted for Owners. The building engineers' room is locked, and the building is clean & neat.

B. Critical Repair Items

1) Tower Windows: We have a bid for \$550K, but we will continue shopping (need whole curtain walls). This would need to be replaced in the fall.

2) EIFS: We have bids ranging from \$700k-\$2.5M. The company with the lower bid does exterior repairs exclusively. This will deplete funds, so we need to strategize.

C. OSU: OSU is vacating their office without notice. Only cubicles are left in their space. We don't know what they're doing next. We receive their association dues. They may sell their space. They mentioned that a daycare might move in, but we don't see how that is feasible. Ohio Equities is trying to reach out to them as well. We have offered to buy them out of their space, but they directed the offer to upper management.

D. Other Building Items

1) Jason: James may be interested in coming back. Also, the copier may be losing us money. We should consider getting rid of it or doing something about it before students move in. A code is needed to use it. Need to confirm copier lease.

Nick: Is the maintenance employee happy? Jeff: Yes, both William and Ohio Equities are happy. We will note James' interest and let Ohio Equities know.

- 2) Jason: There are also concerns about the cleaning crew. Jeff: We need to look at the cleaning arrangement. OE's standard service providers are better.
- 3) Jason: We need to consider advertising. Jeff: The association is no longer advertising. Ohio Equities advertises the building. Only those units that signed up for OE's marketing/leasing have access to marketing for their units (apartments.com via OE). Any apartment turned over to OE has been fully leased. If Owners are upset with OE, that would be one of the only reasons the board would get involved.

4. Financial Report

A. Monthly financial reviews (Mar.-May 2023)

Motion by Brad to approve March, April & May reports, second by Nick. All in favor; approved and request posting to Owner Portal.

5. Owner Communications

A. Owner Portal: (Review of portal instructions document.) Jill will reach out to Zenab to circulate to Owners. We need to confirm the most current Owner email contact list.

6. Other Business

A. Offer: We have received an unsolicited offer to buy the building including the majority or all RWT condo units. Unit owners would see their sale offer prices based on unit designations from the bylaws. Motion by Jeff to circulate the offer with unit breakdown to Owners to assess their interest in selling. Second by Hank. All in favor; the motion is approved.

B. Lights: After the meeting, board members in attendance will view the newly replaced 2nd floor hallway lights.

7. Executive Session

8. Adjournment

Motion to adjourn by Brad, second by Jason. All in favor; the meeting is adjourned at 7:00pm.

The foregoing minutes are approved by the Board of Directors on October 10, 2023.

Jill Schrems, Secretary Jill Schrems Date: 11/21/23

Notes: