

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
October 28, 2024

Present: Ken Brewsaugh, Kevin Stanford, Alok Prakash, Brad Babiak
Also Attending: Doug Campbell (Premier Property Management)

6:05 PM: Ken B. called the meeting to order.

Appeals

1. Unit 42 — Maggie Gao-Gehlmann — fines — Owner requested phone call; board reviewed appeal details (including pictures) and saw no grounds, so did not call owner. Board denied appeal.

Minutes

On Brad's motion and Alok's second, minutes for 30 September 2024 minutes were unanimously approved as printed.

Financials

- **Income and expense review**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
 - Lien to be put on Unit 42
 - Current liens: 8, 53, 66, 77
- On Kevin's motion and Alok's second, financials for September 2024 were approved as discussed and adjusted by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Poles that need to be removed—have been removed!!
2. Pool Closing—Cincy Pools says has been completed Rich will confirm this week
3. Skimmer Tiles—have one quote for 10K (Cincinnati Pools) and looking to get two more; Doug has two appts this week
4. Unit 66 Lien—completed
5. Dryer Vent Repairs — ongoing
6. Unit #14 Dog — majority of board agreed to give owner a final chance before requiring removal of Cujo
7. Unit #69 plumbing—Haste Plumbing to do the repairs

New Business

1. 2025 Budget—discussed and debated; PPM (Doug) to make revisions and distribute to Board members by email

Open Discussion

1. NA

Adjournment

- Annual Condo Owners Meeting Tues 19 Nov 2024 6:30 PM at deSha's Cincinnati
- Next Board Mtg 16 Dec 2024 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Alok, seconded by Kevin, passed unanimously. Mtg adjourned at 8:06 pm