

ST. JAMES TOWERS | MONDAY, APRIL 1, 2024

DIRECTOR'S MEETING OF ST. JAMES TOWERS, INC.

INFORMATION SESSION

The Meeting started at 7:01 Via GoTo Meeting

Directors Present: Dr. Noreen Hosier, Mr. Warren Harding, Ms. Arlene Arrington, Ms. Stacey Starke, Ms. Nicole McKnight, Ms. Kalia Foote, Mr. Patrick Stennett

Directors Absent: Mr. Claudio Jordan, Ms. Yvonne Hilton

Property Manager: Ms. Nicole Duncan

FEEDBACK FROM HYBRID MEETING

- Combined total between virtual and in-person was approximately 33, which was comparable to in-person attendance pre-COVID.
- Overall positive feedback, minor audio issues
- Opportunity for shareholders to communicate in person; one of the newer shareholders attended and expressed interest in participating in committees
- Shareholders expressed desire to have open roundtable discussions (hybrid format), which the board should encourage
- Challenge in generating engagement from shareholders to become more active; exploring effective ways to reach out to shareholders

COMMUNITY RECOGNITION AWARDS

The board discussed the criteria for nominating candidates for the Community Recognition Award and the possibility of resuming the event. Further discussion to be done.

SHAREHOLDER ISSUE

Letter from Mr. Eggleston (17A) regarding an inappropriate conversation between another shareholder and his minor grandson – Dr. Hosier forwarded the letter to corporation counsel, who advised that Mr. Eggleston report the incident to the police. It is not the board's responsibility to police interactions between shareholders, but to enforce the rules and regulations of the Occupational Agreement. Ms. Duncan stated that Mr. Eggleston did report the incident to the police, but also expressed to Management his concern for other minors in the building who may be inappropriately approached by the same shareholder. So far, no other incidents had been reported to Management. Ms. Duncan will inform the family of the shareholder that the incident was reported to the authorities.

MEETING WITH RYERSON

Dr. Hosier reported that she along with Nicole McKnight and Warren Harding met with three board members from Ryerson Towers to discuss the lawsuit on paying their share of the parking lot repair project, and she sent to Ryerson the letter previously prepared and sent by corporation counsel Marijana Predovan and the lawsuit filing prepared by corporation counsel Jose Saladin. The meeting was positive, but further action is pending once Ryerson conducts a meeting with their full board.

COMMUNITY ROOM TECHNOLOGICAL UPGRADES

The board discussed the proposed technological and equipment upgrades in the Community Room submitted by Kalia Foote. Warren Harding asked whether the suggested projector models have more features than the current projector in possession. Ms. Foote indicated that they were, therefore, it was advisable to purchase a new projector and keep the current one as a backup. The other item was a noise meter suggested by Patrick Stennett, and the logistics of monitoring the noise level of the meter. Ms. Foote suggested installing soundproof panels, which she will research. Funding opportunities for these options will be explored, such as GrantWatch.

The meeting ended at 8:17 PM.

Minutes prepared by Warren Harding, Secretary

Warren Harding
Signature

4/7/2024
Date