

**Patrick E. Gorman, Monthly Board Meeting**  
**Monday May13<sup>th</sup>, 2024**

**Board Member's: Mr. Michael Wright, Ms. Marilyn Padmore, Ms. Lisa Powell, Mr. Walter Campbell, Ms. Christina Johnson Excused: Mr. Sandy Bender, Ms. Marilyn Fields**

**Staff: Ms. Latisha Gaines(Metro Management), Mr. Budija(Metro Management), Mr. Marc Marque(Superintendent / Excused)**

**Mr. Campbell(Vice President) presided over the meeting in the absence of Mr. Bender(Chairperson)**

**Shareholders Segment:**

**Question** – When will the concrete work begin again?

**Answer**-Ms. Gaines explained the delay and when the work would begin. There were flyers given out to alert the shareholders when the work would begin.

**Question**- When will the exterminator services resume?

**Answer**- Mr. Campbell stated the exterminator has resume service , make sure anyone requiring his services put their name on the exterminator list.

**Question-A.** Is there anything we can do to stop people from parking close to the garage at 1371 on Heman Ave?

**B.** What about a Stop Sign that will have them slow down, like what Jimerson has put up?

**C.** What can be done to stop people from using the garage as an entrance, which is a serious security issue?

**D.** The issue with the garage on 1381 is that the cars on the outside are parked too close to the garage turnoff on Linden, what can be done?

**E.** When will the lock on the lobby door in 1381 be fixed?

**F.** Are there any security cameras in the garages?

**G.** Can the intercoms be checked and if necessary, repaired?

**H.** Any renovations scheduled for the community room?

**Answer – A.** Other than putting up no parking or driveway signs, we can have security patrol there more frequently.

**B.** Management will investigate getting new signs.

**C.** Management will send out flyers alerting the shareholders in 1371 about not using the garage door as an entrance into the building.

**D.** Management will investigate obtaining signs that hopefully will stop this from happening.

**E.** The lock on the door will be changed tomorrow.

**F.** No there are no cameras yet, we are waiting for the contracts to be approved by HCR.

**G.** Management will investigate the situation with the intercom system and send flyers to shareholders explaining how to use the system and how they can use their cell phones to answer the intercom.

**H.** Yes, management is in the process of obtaining the necessary contracts for the renovations . The shareholders will be alerted to the commencement and ending of the renovations.

**Maintenance Issue-** Ms. Harrison 1371 stated she is having an issue with her maintenance she tried to reach out to management with no response. Ms. Gaines asked to meet with Ms. Harrison, unfortunately they could not agree on the meeting time. They will speak to each other on the telephone to resolve the issue.

This was the end of the shareholder's segment.

**Board Meeting began at 7:06pm**

**Agenda- Motion to accept the agenda by Ms. Powell 2<sup>nd</sup> by Ms. Padmore All Ayes  
Motion Carried.**

**Superintendents Report-** Mr. Marque is out sick, Ms. Gaines will email his report Wednesday morning to the board. Ms. Padmore asked Ms. Gaines if the super is aware that a report must be given for this meeting even if he is out sick? Ms. Gaines stated she would make sure the board receives a copy of the super's report by Wednesday Morning/.

**Minutes- Motion to accept the minutes by Ms. Padmore 2<sup>nd</sup> Ms. Powell All Ayes  
Motion Carried.**

**Management Report-** Ms. Gaines read her report and the board had a couple of questions. Insurance – There were some complaints concerning falls that were investigated by the insurance investigator. Ms. Gaines will send a report once the investigation is finished.

**Scie & Drie –** Ms. Gaines stated any shareholder that needs help with either application she is helping to file them out and make sure they have the documents needed to submit the application.

**Parking switch-** Ms. Narcisse(1381/11J) has a garage spot in 1371 garage, asked to switch spots with a shareholder in 1381. Unfortunately there is a list of people that would like to switch to the building they live in( ex. Live in 1371 park in 1381.

Mr. Wright stated in the pass if a shareholder agrees to switch spots with another it has not been as an issue, and management is usually not involved. It is usually between the two parties.

Ms. Powell stated while she understands what Mr. Wright is saying, she believes management must be involved in the switch so there is no backlash later and keeps the correct shareholder in the correct spots.

**Maintenace –** There was only one candidate for the position . Ms. Gaines will again reach out to the union rep.(Mr. Taylor) for other candidates. Mr. Wright suggested that management request a temporary person. Management will investigate getting a temporary porter.

**Outside Lighting-** The outside lights are very dim if they are working at all. Management will check with the super to find out which lights need to be changed.

Superintendent- Ms. Padmore asked how long will the super be out sick?

Ms. Gaines stated he just called out today.

**Upgrade-** Ms. Padmore questioned if Mr. Aubrey(Porter upgraded to Handyman was qualified to the handyman position? Ms. Gaines said yes, he had all the correct credentials for the position.

**Security Report-** Ms. Powell asked concerning the security report .The report will be sent out on Wednesday as per Ms. Gaines.

**Arrears-** Ms. Johnson asked Ms. Gaines how long it will take before a shareholder's garage parking privilege is revoked from arrears. Ms. Gaines explained she usually begins the process of writing a letter after a month, then two months by the third month she lets the shareholder know the spot in the garage has been revoked because of maintenance arrears.

Ms. Padmore asked Ms. Gaines what was the situation with 1371/7G/1K? Ms. Gaines explained they had to do a holdover because it was concerning a death.

**1381/16G-**Ms. Padmore questioned why Mr. Ayres still has been given more time to pay his arrears? Mr. Budija stated it was because the judge decided not to have him pay surcharges, but he has until May 30<sup>th</sup> to pay the back maintenance. Mr. Budija stated he is at the maximum of allow surcharges , this case has been going on since 1922.

**Superintendent-** Mr. Wright stated according to the rent rolls Mr. Marquee is in arrears what is being done to correct these issues? Before he was given the larger apartment, he signed a document stating that he would pay the difference in the rent, what is his issue now? Ms. Gaines stated she spoke to Mr. Marque about his arrears supposedly he gave a money order to the office that was lost. There is no record of said money order. Ms. Gaines spoke with the realty Board to try and rectify this issue . According to Mr. Taylor he should not be charged for the larger apartment. Mr. Campbell stated Mr. Marques should have proof of this money order.

Ms. Padmore stated he receives the increase also, correct? Mr. Budija answered yes, he receives the increase also. Management is working on this issue.

**Motion to accept the management report by Mr. Wright 2<sup>nd</sup> by Ms. Padmore**

**All Ayes Motion Carried.**

**Metro Report-** Mr. Budija had nothing new to report because he has been out of the office due to a private matter.

Mr. Campbell asked that all the vendors records and payments are on time before sending anything to them for review and payment.

### **Old Business**

**CCTV-** Ms. Gaines stated the form HM183 has been sent to the state for approval and will et the board know when the form is approved, so the bids can resume for the installation of the camera system. Hopefully, we will be able to use the bids we currently have.

**October Shareholders Meeting-** Mr. Campbell asked for suggestions concerning the meeting. Mr. Wright stated that although we can solicit for a new voting company, we will still include Honest Ballot in the bidding system. Mr. Campbell stated they can be in the bidding system although he did not care for their work but if they are the company selected,

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we must go with the majority decision.

**June Shareholder Meeting-** Mr. Wright stated we were supposed to have a Shareholders meeting in June? Ms. Padmore asked if there is a date for a June meeting?

Mr. Campbell will let the board know the June meeting date.

### **Committee Report**

#### **Event Committee-**

**Mother's Day Event-**Ms. Johnson spoke concerning the Mother's Day event held in the community Friday May 10<sup>th</sup>. The event was an immense success with over seventy-five women in attendance. Everyone present stated how much they enjoyed the event.

Ms. Johnson thanked Ms. Padmore for her donation to the event.

#### **Good & Welfare**

**Father's Day-** The event will take place either Friday June 15<sup>th</sup> or Saturday June 15<sup>th</sup>.

**Garbage in Hallways-** Ms. Johnson said she notices bags of garbage in certain hallways, if it happens again, she will send pictures to the office.

**Garage-** Ms. Johnson stated there is a drain in the 1381 garage that is not covered. Can it be fixed with a cover.? Management will let the super know concerning this issue.

**Consequences-** Ms. Padmore stated shareholders are doing mischievous things here because there are non-consequences such as administrative fines or other consequences, so they do whatever they want too.

**Motion to adjourn by Ms. Padmore 2<sup>nd</sup> By Mr. Wright All Ayes Motion Carried**

**Submitted by,**

**Christina Johnson, Board Secretary**