

Patrick E. Gorman, Board of Directors Monthly Meeting
Monday Feb. 11, 2024

Board Members- Mr. Wright, Mr. Campbell, Ms. Padmore, Ms. Powell, Mr. Bender, Ms. Johnson(came on the line late), Ms. Fields(Excused)

Staff- Ms. Gaines(Site Manager, Mr. Budija(Metro Management Rep.), Mr. Marque(Superintendent), Ms. Williams(HCR Rep.), Mr. Simon(HCR Rep.), Ms. Berkow(Attorney)

Agenda- Motion to amend the agenda by Mr. Campbell, 2nd Ms. Powell
All Ayes Motion Carried

Superintendent Report-

Water shut Down 1371-The entire building water system was shut down for emergency repairs to pipes in the garage. Unfortunately, the repairs took the plumbers longer than was expected because of the old pipes constantly leaking. According to the plumbers they will be finished, and the water would go back on in about an ½ hour. Mr. Marque stated the leaks began were seen a couple of days ago and the plumbers were called in to evaluate the leaks, the leaks were fixed. Unfortunately, because of the condition of the pipes, continued to leak when Mr. Marque checked, therefore the plumbers were called in to recheck the pipes and at this point it was decided they need to be replaced. Thus, the water shut down. Mr. Marque was in contact with Mr. Bender, he should have contacted Ms. Gaines so the shareholders could be notified in a timely fashion and differently.

Disciplinary Action- Ms. Padmore asked Mr. Marque to explain the write-up he received. Mr. Marque stated he did not want to discuss this at this time.

Renovated Apartments- Ms. Padmore questioned what the issue with these apartments that were on the list last month to be offered to applicants.

1381-15E The person that was taking the apartment said he wasn't satisfied with how the apartment looked after saying he would take the apartment as is, then changed his mind and took possession of the apartment.

1371- 4E The issue with this apartment was there was a leak from a radiator and the floor tiles had to be removed and replaced. They should receive the keys by Thursday.

1381- 10H The new shareholder took possession of this apartment.

1371-10J This apartment is ready for occupancy.

Drains – Ms. Padmore asked what is the smell that is in the laundry room? Mr. Marque stated it's coming from the drains that are in the room. Shareholders leave tissues and other things in pockets which clog drains thus the odor. He also stated it's what certain shareholders wash but it's not from the sewer. He will

make sure the porters clean the drains more frequently. Mr. Bender asked if the smell was coming from the Cogen system. Mr. Marque stated the system isn't working the repairman was waiting for parts to make the repairs. Mr. Bender asked Ms. Gaines to check on who the vendor is because the system is constantly in need of repair. Mr. Wright stated he believed the vendor's name was Agis and we may have a service contract with them, Ms. Gaines will check and let us know.

Ms. Padmore asked what was the function of the Cogen system?

Ms. Powell also remarked that the system is supposed to be connected to the elevators in case of a blackout but does not believe that was done.

Mr. Wright answered this question by explaining the purpose of the system was to recycle energy. What it does is it takes the waste from the boiler and changes it into heat we can use to boil water. The original intent was that over six years we would get a return on our investment. That would basically help reduce our utility bills going forward, hopefully to eliminate the need for rent increases due to utility rising costs. That was the purpose of the Cogen system, it was supposed to be a money saving move.

Ms. Powell asked if we are utilizing this system now. Are saving by having this system.

Ms. Powell remembers when we had a power outage and the system was no help with the elevators, would the system work on the elevators if it happened again.

Mr. Wright stated the system should kick in , in case of an outage, now if you're asking is champion connected the system to the elevators I wouldn't know, we may have a problem if there is a brown out which we had before if the system does not kick in hopefully, it would give enough energy so at least one elevator work.

Ms. Powell stated she thought there was emergency lighting in the hallways and stairwells.

Ms. Gaines stated there was emergency lighting.

**Motion to accept the superintendents report by Mr. Campbell 2nd Ms. Powell All Ayes
Motion Carried**

Management Report-

Water Shut Off- Ms. Gaines explained the situation with the water and pipes in 1371. She did not know the water being shut off would affect the entire building, and she received this information late, had she been given the information earlier the shareholders would have been properly notified with flyers under their doors. Ms. Gaines believed the shut off was only for one line not the main line. After speaking with Mr. Marque she was told the plumbers are finish repairing the pipes and the water should be back on in an ½ hour.

Mr. Bender asked if there was any damage reported to any apartments?

Ms. Gaines stated she wasn't told of any damage to any apartment.

Election- After the last election a quorum was not reached, Ms. Gaines would like the board to tell her what they wanted to do about the election.

Rent Determination Meeting- The meeting is scheduled for February 21st, 2024 at 7pm using the Webex program or Dial in ; the flyers were put in the hallways with the information.

Camera System- Ms. Gaines stated information was sent information on the system earlier today. The information came from Lawless & Mangione Consultants for the system. The package contained information on how the bids are made and how the bid package should be delivered. Mr. Bender tried to have Mr. Russo attend the meeting tonight but he had prior engagements.

EWRAPP Agency- Ms. Gaines stated the agency has requested some more documents for shareholders that have applied to them for help with their rent arrears.

Superintendent Disciplinary – Ms. Gaines gave a brief synopsis of the write up the Mr. Marque received. Ms. Gaines was having an issue with shareholders going straight to Mr. Marque when they have issues with their apartments or new apartments. The shareholders or prospective shareholders should always go to management with any concerns not the super.

Chain of Command- Mr. Wright stated Mr. Marque should not text Mr. Bender concerning building issues or anyone on the board, which is the function of the manager. There must be a chain of command and accountability that needs to be adhered to too so situations like the water shut off can be handled by the person who has the expertise which is the manager. Ms. Padmore asked Mr. Bender if the letter stated Mr. Marque company could not do renovations while he is employed at Gorman.

Garage Door Handled- Ms. Padmore asked why there are so many issues with this doorknob. Ms. Gaines stated that each time a new one is installed they find it broken a couple of days after, but hopefully with the one they put on it will work.

Service Door- Mr. Campbell stated the service door lock needs to be checked, you must shake your key in it a couple of times before it finally opens with the key. Ms. Gaines will investigate the issue.

Move Out-1371/14D Ms. Curwen(daughter) was sent a letter to meet with Ms. Gaines concerning this apartment and turning the keys over to management. Ms. Curwen did not comply, instead she sent the vacate checklist letter back with the keys. Ms. Gaines entered the apartment which was full of furniture(couches, beds , clothes). Ms. Curwen stated she is not responsible for anything in the apartment. Ms. Gaines took pictures and will turn everything over to our attorney for guidance. Ms. Gaines is also looking for a contractor to renovate this apartment.

Ms. Padmore asked if once the furniture is removed would the daughter come back saying she didn't give permission for the furniture to be removed.

Ms. Gaines stated that's why she is giving the situation over to the attorney.

Mediation- Ms. Gaines stated earlier she had a meeting with two shareholders Ms.

Jackson(1381/6K) Ms. -1381/5G Ms. Thomas. There was an altercation in the laundry room with Ms. Jackson daughter and Ms. Thomas. Ms. Gaines reminded Ms. Jackson that she is held responsible for the actions of her guest. This daughter does not reside here at Gorman and cannot use our facilities. Ms. Jackson stated she would speak with her daughter. Ms. Powell wanted to discuss this issue more in depth, Mr. Wright suggested we should have the shareholders on the call before discussing the issue.

1371/15G Ms. Ruggs was spoken to concerning the behavior of her son. He is threatening security and bothering shareholders especially when he's intoxicated. Ms. Ruggs said the security guard called the police on her son. Ms. Ruggs asked Ms. Gaines if she would speak to her son, Ms. Gaines said she would.

Arrears- So far Ms. Gaines hasn't been told by any shareholder on the list has applied for help from any of the agencies on the list that was sent to them.

Although Assembly -Woman Waterman stated she would help with the Ewrapp program so the shareholders that are eligible would receive the help needed. Assembly Woman Waterman also added if this agency can't help some of them her office would help find other agencies to help.

Succession- 1371/11K the Cyrus family is appealing the housing company decision . Management is waiting for the decision from HCR, which requested additional information on said apartment.1381-4F Cynthia Lipford(Shareholder) sister(Teresa Lipford) is in the process of submitting the application to HCR.

Vacancy- The list in the package. Xinos and Merritt- Ms. Gaines spoke with the reps. From each company and is trying to have their payment check expedited from HCR. Ms. Gaines was advised to get a resolution from the board on this issue. The application for change order 2&3 is currently being worked on.

Legal – Ms. Powell stated the report wasn't in the email sent to the board. The report will arrive on Thursday before noon.

Security Report- Ms. Gaines apologized that it wasn't in the report and would make sure to send a copy to the board.

Motion to accept the management report by Mr. Campbell 2nd Ms. Powell

All Ayes Motion Carried

Terrace Work- Mr. Bender asked Ms. Gaines about a letter that Ms. Rayside received concerning the terrace work. Ms. Gaines said she didn't receive a copy of the letter that was dated January 18th but will investigate this issue. Ms. Walters stated after the work was done on her terrace water has begun to accumulate when it rains. Ms. Gaines will have Marc investigate this issue. Ms. Padmore stated Ms. Wates told her she believes the issue

is a leveling problem and told her to take pictures. Ms. Padmore also told other shareholders on the call to do the same if they're having issues with their terrace work.

Non- Resident Harassment of Shareholders- Ms. Powell asked Ms. Berkow as our council how she suggest a non-resident that is using our amenities and harassing l shareholders be dealt with? Ms. Berkow asked if this was someone that does not reside here and is not a relative of someone that lives here? Ms. Powell said the person is a relative of a shareholder that lives here, uses the washers and dryers but leaves clothes in the machines for a good amount of time and gets confrontational when a shareholder takes out the laundry and places them in baskets.

Ms. Berkow suggests a sign is placed in the laundry room about the time clothes must come out of machines after they are finished. Also, that the laundry room use is for shareholders only. All shareholders must follow the rules and a letter should be sent to this shareholder letting them know a relative or family member cannot use the laundry room and let them know there are consequences when you don't adhere to the rules of the cooperation.

Ms. Powell said this is the third incident with this visitor, she's not saying family members can't visit family, but this person is very confrontational, and the police were called during another incident in which the person abused and attacked a board member. She believes that shareholders that are paying their rent should not be subject to harassment by the person.

Ms. Berkow stated a letter to cure could be sent to the shareholder in question if the situation continues. Someone should keep a record of when the incidents occur.

Ms. Johnson stated that whatever is said during the board meeting of a personal nature concerning any shareholder should remain at the meetings . This is not said about anyone in particular on the board, this is for all members.

Mr. Wright stated he spoke with the shareholders at length about the situation and was told a different story than what has been said during this meeting. Eliminating her from the conversation, she is now the topic of when we're having a conversation with her family member or whatever was said or what information was divulged that should not have been I think she should be present.

Ms. Powell addressed the comment Ms. Johnson made stating that issues or concerns of arrears for shareholders should not be discussed outside of the meetings. That was an assumption that a comment was made concerning the arrears owed by the shareholder of the person who had the confrontation. Nothing was said concerning these shareholders' rent other than that they paid their rent and are entitled to use the laundry room. Stories have a way of changing from one person to the next.

Concrete Work- Mr. Wright questioned Mr. Bender on how you're going to tell Xinos to begin working again although they haven't been paid how is that going to work? In the written contract there must be a payment schedule that follows.

Ms. Berkow stated although she is not familiar with the contract there ;has to be a schedule of payment since they have been paid. The company say they will not continue to work unless they are paid, especially since their requests for payment has been ignored. But if the only thing up in the air for payment is the change orders and other portions have been paid for already, they should work on what's been paid .Mr. Wright asks if the attorneys could take lead on this situation as opposed to Ms. Gaines. I t will make more since if this becomes a legal issue if you're in on it now. It seems that it would work better with the attorneys saying you guys need to come back to work even though money is owing to finish the project. Ms. Berkow stated the contract can be reviewed by your legal counsel, especially when you're dealing with payments, we can make recommendations and management can rely on that. But she feels that they should work with management on this as opposed to the council taking over.

Committee Reports-

Maintenance Committee- Ms., Powell stated she hasn't much to say but the committee has found some issues of concern that she will speak to Ms. Gaines and the super.

Mr. Wright stated if the board is informed about these things you're going to be working on if it requires any expenditure if the board knows what's going on.

Ms. Powell stated the thing that her committee were talking about does not include any expenditure.

Motion to adjourn by Mr. Campbell 2nd Ms. Padmore

All Ayes Motion Carried

Submitted by ,

Christina Johnson

(Via Recording)

Ms. Padmore questioned if they would be replacing the drain covers that were removed on the terraces during the work.

Superintendent Report;

Cogen: Mr. Campbell asked concerning the Cogen #1. Mr. Marque stated the repairperson came but could not fix the problem. He had to order parts that should arrive on Friday.

Boiler: Ms. Padmore asked what the issue was with the boiler, Ms. Marquee stated the repairpersons came to repair the issue with the boiler its working good now.

Water Damage: Ms. Padmore asked about the water seen on the 15th floor, Mr. Marque said the water cane from the sop sink in the exterminator room. Ms. Padmore asked if there was any damage to anyone's apartment , Mr. Marque answered there was no report of water damage in anyone's apartment.

Motion to accept the superintendents report by Mr. Campbell 2nd Ms. Powell
All Ayes Motion Carried

Management Report: Ms. Gaines read her report as submitted. Ms. Gaines also stated the arrears report would be sent to the board via email Tuesday January 9th, 2024.

Maintenance Payments: Ms. Powell questioned when the maintenance payment would be considered late, Mr. Campbell stated the cutoff time for payment is 5pm on the 10th of each month. Ms. Powell asked how many days before the checks are sent to Metro, Ms. Gaines stated there kept in a lock box which goes straight to Metro the 11th day of the month. Ms. Padmore stated because they are given a grace period its being abused; the cutoff dates should be changed.

Exterminator: Mr. Wright asked if an exterminator is still visiting on site each month. Ms. Gaines believes they are not coming to this site because of back money owed. Ms. Gaines stated Mr. Baron is trying to make payments to the vendors that we are behind payments.

Arrears: Ms. Gaines stated we would receive the full arrears report this week.

Session Rights: Ms. Johnson questioned concerning the session rights for an apartment, how long does the process take? 1381 / Apt. 10G is still pending. Ms. Padmore stated this applicant for session rights has been on going since 2015. Ms. Johnson stated that HCR has the final say on all applicants for apartments. Mr. Bender asked Ms. Williams(HCR Rept.) to interject at this point. Ms. Williams

stated that management can refuse an applicant before sending the application to HCR. Ms. Gaines stated because of credit check, criminal record, and income. Ms. Powell questioned if home inspection contributes to management not accepting the application.

Ms. Gaines stated that the applicant can appeal if they are rejected.

Reports: Ms. Powell requested a hard copy of the reports going forward, all board members will receive a hard copy of the management and security report.

Motion to accept the management report by Mr. Campbell 2nd by Ms. Powell

All Ayes Motion Carried

Old Business:

Correction- Reasonable Accommodations for Service Animals:

Mr. Bender asked has everyone received all the reasonable accommodation policies. He stated that the pet policy was ruled out and the one recommended by our attorney was the Human Rights policy; all we had to do is remove the information about the former mayor. Mr. Campbell questioned if we are going to vote on the recommendation of attorney. Mr. Wright stated there is a clause in the form that is illegal. A brief synopsis is the issue of charging a shareholder more if they have a dog in the apartment for emotional or if the dog is a service animal. There is a difference between having a pet and emotional or service dog. If the doctor gives proof in the form of a letter that there is a need for an emotional relief dog in the apartment; it must be granted by the co-op. Mr. Wright stated this goes against the laws on Human Rights in NYC. Before your suggestion, I interject and stated you are referring to the wrong policy. If you had read the Human Rights from pages 136 (Sample, Form A) thru the end, and all Steve said remove the former mayor's information. Ms. Johnson suggested Mr. Wagner revise this form by taking out the paragraph concerning the issue of the shareholders paying more maintenance because they have a service animal in the apartment. Mr. Campbell stated we will ask Mr. Wagner to revise the form so that it conforms to the law.

Motion to accept the management report by Mr. Campbell 2nd Ms. Powell

All Ayes Motion Carried

New Business:

Quarterly Meeting: This subject was tabled until February 12th, meeting.

Shareholder Segment: Mr. Bender suggested the shareholders receive a separate link to address the board each month with their issues or concerns. The time would be 6:30-7pm if there were a need for longer time, we would have no issues going pass the time.

Motion to set up a separate link for shareholders to voice their concerns or issues during the monthly board meeting by Mr. Campbell 2nd Ms. Powell

Abstain Mr. Wright Majority says yes Motion Carried

Suggestion Boxes: Ms. Gaines suggested there are suggestion boxes placed in each lobby that would be lock and opened only by management.

Committee Reports:

Maintenance Report: Ms. Powell had nothing to report.

Event Committee:

Childrens Christmas Party- Ms. Johnson related the party was a success, the children and parents were happy with the gifts for the children.

Motion to accept the Event Committee report by Mr. Campbell 2nd Mr. Wright

All ayes Motion Carried.

Good & Welfare : Sargent Kenny 1381 security guard mom recently passed.

At this point, the zoom link was terminated.

Submitted by,

Christina Johnson, Board Secretary