

Patrick E. Gorman, Monthly Board of Directors Meeting
Monday April 8th, 2024

Board Member's: Walter Campbell, Michael Wright, Marilyn Padmore,
Marilyn Fields, Lisa Powell, Sandy Bender

Staff: Latisha Gaines(Site Manager), Mark Marques(Super), Tom Budija (Metro Rep.), Ms. Williams(HCR Rep), Mr. Simon(HCR Rep)

Shareholders Segment

1381/apt.2C Ms. Cheryl Dukes-

1. Closet Door- Ms. Dukes stated she has been waiting for a closet door to be installed. The manager will speak on this issue during the regular board meeting and advise Ms. Dukes of what the next steps will entail.

2nd. Apartment- Ms. Dukes stated her son has been on the waiting list for a few years but has not been contacted concerning an apartment. She asked why he had not been contacted for an apartment. Ms. Gaines related that according to the wait list his name is not on the list with Metro or HCR, but they will continue to research and let her know their findings.

3. Ms. Dukes related she have an issue with the morning security guard, Mr. Breamfield. Ms. Gaines will investigate and let the board know of her findings.

4. Ms. Dukes asked if windows will be cleaned after the concrete work is completed. Mr. Bender stated nothing has been decided at this time.

1381/apt. 17 Mr. Michael Jones- Mr. Jones stated he had an issue with Mr. Breamfield (Security Guard 8am-4pm) Management will investigate this issue and let the board know her findings.

Board Meeting 7:05pm

Agenda: Motion to accept the agenda by Mr. Campbell 2nd Ms. Powell
All Ayes Motion Carried.

Minutes- The minutes for March and April will be discussed at next month's meeting. Mr. Wright, Ms. Padmore and Ms. Powell requested the minutes to be emailed to them, which Ms. Johnson will do as they requested.

Superintendent Report:

Roof Fans- Ms. Fields asked if the fans were working now? Mr. Marques stated he had received calls from some of her neighbors concerning the noise coming from the roof. He said the fans were fixed but sometimes they shut off and must be restarted which he has done. He also stated he spoke with the vendor and was told they are waiting for parts to remedy the situation. Mr. Marque added that the backup battery was also not working a cause of the noise, but it was replaced with a new battery.

Boiler- Mr. Maque stated the boiler is working well, but things are always changing. Ms. Padmore questioned if there were violations in this room, Mr. Marque stated there are no violations at this time.

Gate Removal- Ms. Padmore asked where the gate was removed, Mr. Marques stated the gate was removed that separates the boiler room, maintenance offices and the community room in the basement. Ms. Johnson stated that with that gate removed the boiler room is not secure. Mr. Marques stated no one can gain access to the boiler except himself and the handymen.

Water Leaks- Ms. Padmore questioned what the outcome was for the two apartments with leaks, 9E and 10E. Mr. Marque stated the leaks were taken care of by NY Plumbing. The issue was that every time 10E takes a shower the leak starts in 9E.

1381 Outside Fan- Ms. Padmore questioned Mr. Marque concerning the fan that is on the left side of 1381 back exit door. Mr. Marque stated the fan must stay on because it helps to regulate the boiler. NY Plumbing is coming on Thursday to check if there is an issue.
Issue with

Shareholders Issue: Ms. Dukes- Mr. Bender asked Ms. Gaines to explain the situation with Ms. Dukes closet door. Mr. Marqués explained what the issue is behind Ms. Dukes complaint concerning a closet door. Ms. Gaines and himself have gone to Ms. Dukes apartment twice to check on why there is a need for another closet door and found that there is a need for a door on the closet. Mr. Marque further explained the door that was going to be installed did not fit the frame and they were waiting to get another door. This was explained to Ms. Dukes by Mr. Marque and Ms. Gaines. But they will follow up with Ms. Dukes concerning the installation of a closet door.

Ms. Gaines stated any work that is done in this apartment is done by private contractors.

Violations- Ms. Padmore question Mr. Marque if there were any violations that we should be aware of after the site visits from the fire department.

Mr. Marque stated that we did not receive any violations because they were given time to repair any violations that were sited.

1381/17th floor- Ms. Johnson asked Mr. Marque if some repair work could be done on the 17th floor with the ceiling and walls. Mr. Marque stated that every time they repair the walls and ceiling when it rains hard the roof leaks and causes the same damage. Also, it is because of the heavy equipment on the roof stored in certain spots. He has spoken to a rep. at xinos they will do a temporary repair to the roof until the concrete work is finished. Then they will begin to repair the roof.

Roof- Mr. Wright asked Mr. Marques to explain how the roof got into such bad condition when he is supposed to safeguard our property by checking on the roof and other aspects of the development/ Mr. Marques stated he is constantly checking the roof and common areas and has spoken to the rep. many times and asked that they move the heavy equipment from the roof. Mr. Wright stated from the beginning before the equipment was put on the roof there should have been a cover put onto the roof to prevent any damage which will be more costly to the cooperation. Mr. Bender stated Mr. Marques spoke to him concerning the condition of the roof.

Ms. Padmore stated he should not be speaking with Mr. Bender he should address his concerns or complaints to Ms. Gaines.

Replacement Tiles – The new tiles by the service doors leading into the lobby should have the carpet placed from the back exit door to the door leading into the lobby. Mr. Marques stated he told the staff to always place the carpet to cover the floor, especially in wet weather.

Inspection- Ms. Padmore asked Mr. Marques how often he walks through the grounds and the building because there are some things that are not being done or improperly.

Mr. Marques stated he walked the grounds every day and through the building.

Motion to accept the superintendents report by Mr. Campbell 2nd Ms. Powell Mr. Wright vote no, Ms. Padmore sustained Majority voted yes **Motion Carried**

Management Report-

Site Visit By HCR- Mr. Simon and Ms. Williams did a site visit the following is a short synopsis of what was found to be an issue.

Hallways: There were objects in the hallways such as mats, sneakers, and shopping carts. Nothing should be placed outside the apartment doors.

Statement- Mr. Simon stated a staff member stated that a board member asked him if he could be fired for not doing his job.

Security Report- Ms. Padmore stated she did not receive the security report in the package, lms. Gaines stated she would email the report to the board members by Wednesday morning.

Radiator Leak- 1381/5c Ms. Perkins stated that her radiator leaked in the dining room and damaged some of the tile on her floor. Ms. Perkins did not want to use her insurance, but she has some tile left and would like someone to replace it on her floor and take out the

rotten ones. Ms. Gaines will speak with Mr. Marque and Ms. Perkins.

Ms. Padmore stated there are other shareholders with the same issue and they will have a chance to speak with Ms. Gaines concerning their issues. Ms. Gaines stated any shareholder can speak with her concerning any issues they are having, and she will do her best to manage the issues. Many shareholders are looking for new floors ;from wear and tear but Ms. Gaines will check out any complaints.

1381/16H Ms. Padmore took pictures of her floor and sent them to the board and management, Ms. Gaines will check on this lissue.

Mr. Wright stated if there is a leak, and the tile or flooring gets damaged they can be replaced by the tile from the coop not the flooring they have installed.

Mr. Bender stated at the shareholders' meeting that the damaged flooring has not changed. Mr. Wright questioned when this ruling was changed and who changed it.

Ms. Padmore suggested the superintendent check all radiators to try and combat issues before they arise.

Handyman Position- Ms. Padmore asked Ms. Gaines what was going on regarding the handyman position. Ms. Gaines explained she is working with the union to fill the position. Ms. Powell asked if any of the other porters could be promoted to this position, Ms. Gaines explained she offered them the position, but no one wanted the responsibility.

Arrears- Ms. Johnson asked Ms. Gaines to explain what a warrant served meant and if it meant eviction why is not the shareholders evicted.

Ms. Gaines explained that once a warrant is being served the shareholder usually goes to court and the judge puts a hold on the eviction.

Mr. Wright asked if Ms. Gaines thought the L & T attorney, we have is overseeing the cases properly and if the attorneys she dealt with in the past may be better.

Ms. Gaines stated some of the attorneys get better results and they also come and speak with management at least once a month to go over the cases.

Mr. Wright questioned if Ms. Gaines asked the attorneys to meet with her,

Ms. Gaines answered yes, she did but they declined. Mr. Wright asked if they declined because of the money owed to them. Ms. Gaines stated that could have been a

factor, but they could have done it as a courtesy since they had been employed by the co-op for over twenty years.

Mr. Campbell had made a motion to obtain new L&T attorneys, Ms. Padmore second; after a discussion Mr. Campbell rescinded his motion.

Mr. Wright stated that we have lawyers that are working for us, and we should not spend so much time going over these arrears when the attorneys are taking care of the cases. There is a process in which the lawyers adhere too. Mr. Campbell agreed with this statement .

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

All Ayes Motion Carried

Metro Report:

Radiator Valves – Ms. Padmore suggested that all the radiator valves are check for leakage because of all the complaints of damage to the floors in certain apartments.

Mr. Wright spoke concerning the program that changed the radiator valves here at Gorman. But the work might not have been done properly because of all the leaks from the radiators.

Old Business;

Reasonable Accommodations Form Letter; Mr. Bender asked if everyone read the letter sent to them from the attorney and if they can vote on it tonight. Some members asked if they could send in their vote by email as they did not read the form letter. Mr. Bender stated he would ask the attorney to send it again to everyone and vote online.

Community Room Contract - Ms. Padmore has suggested raising the rental fee from \$600.00 to \$1,000.00 with a return dep if no damages of \$200.00. After a discussion, Motion to raise the community fee from \$600.00 to \$800.00 WITH A return deposit of \$200.00 if no damages by Ms. Padmore 2nd Mr. Campbell 2nd Mr. Wright voted no , Ms. Fields voted no Majority Motion Carried.

Committee Report

Maintenance Committee- No Report

Event Committee-

Mother's Day Celebration-Ms. Johnson requested \$200.00 for the Mother's Day Celebration. Ms. Padmore asked if we would receive donations for the event, Ms. Johnson said we request monies from the board for events. If we get donations, we return the money to the office that was given to the committee. Ms. Padmore stated she would take care of the request.

Father's Day- Ms. Johnson requested \$220.00 for the Father's Day event.

Motion to give the event Committee \$200.00 to help with the Father's Day event by Ms. Padmore 2nd Mr. Campbell All Ayes Motion Carried

Good & Welfare

Guest-Ms. Padmore questioned why Assembly Woman Monique waterman was on the call during the shareholders segment, was she invited? Ms. Fields stated unless she had some help coming our way, she should not have been on the call during the shareholder's segment. Mr. Wright suggested next time have them speak during the board s time.

HCR- -

Minutes-Mr. Simon stated they have not been receiving the minutes in a consistent manner, which is a concern. Ms. Johnson stated the minutes are given to the office to send out, but she will make sure they receive theirs after each meeting once they are approved by the board.

Storage- Mr. Simon stated that shareholders believe board members have storage bins but are not paying as shareholders are, the board members that have storage bins corrected

Mr. Simon saying they pay like everyone else. Ms. Johnson stated we do have free storage for those who care to use it if there is space. Mr. Simon suggested it should be turned into paying storage areas. He also stated this is not a charity but a cooperation, the storage is another way to bring in revenue for the cooperation.

Mr. Wright stated some shareholders do not have space in their units to stored things so they may use the free storage, Mr. Simon said most complexes do not have storage for shareholders to store items so is they want to store items they should have to pay for the use of the bins.

Field Report- Mr. Simon stated he will send a copy of his field report to Ms. Gaines which wold site areas of concern and how to help with certain issues or deficiencies.

Motion to adjourn by Mr.; Campbell 2nd Ms. Powell All Ayes Motion Carried.