

**Patrick E. Gorman, Board of Directors Monthly Meeting  
Monday April 10<sup>th</sup>, 2023**

**Board of Directors-** Ms. Johnson, Ms. Fields, Ms. Padmore, Ms. Powell,  
Mr. Wright, Mr. Bender, Mr. Campbell

**Staff-** Mr. Fuerst,(Metro) Ms. Joseph( Site Manager), Ms. Khindri(Attorney),  
Mr. Bunija(Metro) , Mr. Marque(Superintendent)

**Agenda- Motion to approve the agenda by Mr. Campbell 2<sup>nd</sup> by Ms. Powell  
All ayes Motion Carried**

**Shareholders Segment- Ms. Joseph stated there are no shareholders to present  
at tonight's meeting.**

**Superintendents Report-**

**Inventory List-** Ms. Padmore stated that the inventory list from March to April does not add up and was asking why. Mr. Marque explains how the inventory is taken at the end of each month, then again at the beginning of the month for the report. Ms. Joseph explained to Mr. Marque what Ms. Padmore was asking to see in the report. Mr. Marque said he understood what Ms. Joseph asked and the changes to the report will be reflected in next month's report.

**Terrace Door Frames-** Ms. Fields asked if there are any terrace door frames available if needed. Mr. Marque said there are none available but if someone needed one, they would measure the door and order one, but the shareholder would have to pay for it. Ms. Fields said there should be some exceptions like the shareholders on the 17<sup>th</sup> floor because there is no covering, and the weather is a large factor in damage being done to the frames.

**Window Screens-** Mr. Marque stated they can rescreen our screens without the shareholder paying unless they want a new one.

**Hallway Floors-** Ms. Johnson asked Mr. Marque when the hallway floors would be cleaned. Mr. Marque said before May.

**Compactor Rooms-** Ms. Padmore asked Mr. Marque to check the rooms because they are not being kept clean. Mr. Marque said he's meeting with the staff on Thursday and will remind them to keep the rooms clean, with daily cleaning of the floors.

**Motion to accept the superintendents Report by Mr. Campbell 2<sup>nd</sup> by Ms. Powell  
All ayes Motion Carried**



**Management Report-**

**Façade-** Mr. Wright stated that the shareholders were not considered when the letter was sent to them concerning the cleaning of the terrace.

Ms. Fields stated the letters didn't give enough notice to the shareholders. She feels there should be a schedule sent out that will let the shareholders know what is being done on the terrace and which terrace will be worked on at any given time.

Mr. Bender stated the shareholders were given a favor by getting a dumpster to throw away things that were on the terrace.

Ms. Fields stated the porters were working extra just to dispose of the garbage left in the compactor area on the lobby floor.

Ms. Johnson , Ms. Padmore and Mr. Wright agree that a schedule of the work to be done and where should be given to the shareholders for their reference.

Ms. Joseph said a schedule would be sent to the shareholders.

Mr. Wright stated that the memo that was sent said the work would begin on April 7<sup>th</sup> had anything been started.

Ms. Joseph stated Xinos requested that the terraces be cleaned by April 7<sup>th</sup>; that's why the memo from the office was sent out.

Mr. Wright asked about the three memos that were sent out by the office concerning this project. He thought after receiving them they should have been sent out together instead of separately then the shareholders would have had a longer time to clean the terrace.

Ms. Joseph stated that the concrete is crumbling on some terraces, and there is rust at the railing, The company will assess the terraces and give a report which she will send to the board.

**Elevator-** Ms. Padmore inquired as to when we would have another working elevator and would have the one not working been inspected.

Ms. Joseph stated the check for payment is at HCR waiting to be approved and sent to Champion and yes, the elevator has been inspected. Mr. Bender stated on some terraces there are holes in the floors and cracks in the ceilings, Ms. Fields asked if this was to be a patch up or are they going to correct terraces that really need work. Mr. Bender stated the job is not going to be patch up work.

**Election-** Ms. Johnson asked why we are having an election in May and again in October, if we can combine them for October. Mr. Bender said it was already voted to have the election in May. Ms. Joseph asked if we received the email



concerning Honest Ballot. Mr. Bender said Honest Ballot is on the agenda.

Apartment restoration- 1381/apt.13F Ms. Padmore asked what the status of the apartment was regarding the restoration. Ms. Joseph stated the application for the person wanting the apartment was sent to HCR today. Ms. Padmore asked for the name of the company that is restoring the apartment. Ms. Joseph said it was Mr. Marque company that is doing the work, Ms. Johnson stated that at Mr. Marque interviewed he said he would not use his company to do any work at his employment. Mr. Wright said it was a conflict of interest for Mr. Marque to restore these apartments using his company. Ms. Joseph said the work had begun before she came here. Mr. Nardo handled this apartment. Ms. Fields said to let his company continue but let him know he can't use his company to do any work in Gorman. Ms. Padmore also asked Ms. Joseph how much it was costing us for Mr. Marque company to do the restoration. Ms. Joseph asked if Mr. Marque company can do any work in an apartment after the shareholder has left.

Mr. Wright said no he shouldn't do any work with his company to restore any apartments. Ms. Joseph stated the family of apartment 8D requested Mr. Marque to restore the apartment. Ms. Padmore asked if Mr. Marque was doing all the restoration work at Gorman. Ms. Joseph said no .

Legal- Mr. Bender remarked that the arrears were going down in 1371 but what is going on in 13812. 1371/12J The wrong name is on the report should read Boone. Ms. Johnson asked what happens when the shareholder is denied from an agency, Ms. Joseph said she sent a letter to the attorney and the shareholder will have to go court.

1371/apt. 13G Ms. Coleman case was sent back to the L& T attorney.

Mr. Wright asked if wrapped paying shareholders rent. Ms. Joseph stated that the agency usually waits until a person is in court and subject to eviction before they decide on payment.

Mr. Wright asked if shareholders that apply for help are aware of the process.

Ms. Joseph stated she spoke with this shareholder and was told to try for a one-shot deal for payment.

Motion to approve the management Report by Mr. Campbell 2<sup>nd</sup> Ms. Powell

All ayes Motion Carried

Metro Report- Mr. Bunjia stated there was nothing to report.



## **Old Business**

**Camera System-** Ms. Johnson asked what the status of the system. Mr. Bender stated he spoke with Mr. Hayes, the consultant from Mangione . Mr. Bunjia stated there was a stop on this company because of an issue with the IRS. Mr. Wright requested the information concerning this company be sent to the board. Mr. Bender said the consultant sent a bill(26,000.00 ).

Ms. Fields asked why we are having problems with paying our bills, lack of funds or follow-up. Mr. Bunjia stated it was because of a lack of funds. We have bills that must be paid each month regardless of anything else. If we can get the arrears paid that would help with our bills

Mr. Bunjia requested that Ms. Joseph send all invoices to his office.

**Elevator** - The check is still at the HCR waiting for approval.

Ms. Johnson asked Ms. Joseph if Ms. Williams came to the site for a visit, Ms. Joseph said yes. Ms. Johnson said then why can't she see that they are holding up the progress with the elevator by prolonging their approval of payment.

**Honest Ballot-** Mr. Campbell said the suggestion that Ms. Johnson made earlier made since to combine both elections.

Mr. Bender said there had to be a motion and vote.

Ms. Powell also agreed because this would give shareholders enough time to plan for the election and meeting. Ms. Joseph stated she would send out a letter as soon as it was approved.

**Motion-** Ms. Johnson motion that we have a combined election for Oct. 2022-Oct. 2023 with the approval of HCR 2<sup>nd</sup> Mr. Campbell

**Opposed Mr. Wright**

**Sustain. Fields. Motion Carried**

Ms. Joseph will send the decision to Ms. Williams for approval.

**Fire Damage-** Mr. Bender asked Ms. Joseph the status of what is to be done in 1381/apt.6K Ms. Joseph stated 2 contractors has seen the apartments that were damaged, and she is waiting on proposals from each one when she received them, she will send them to the board. Mr. Wright said she should get bids from each vendor on the different apartments. Mr. Wright stated that a proposal for 6K is the priority. Ms. Joseph stated she understands the urgency of having this apartment renovated as soon as possible and it would be the first apartment to get renovated. Insurance Company- Ms. Joseph stated Ms. Jackson will still have a





balance of owing \$10,000.00 unless the insurance company pay the back maintenance for when she wasn't in the apartment then her balance would be \$4,000.00. Ms. Joseph stated that Ms. Jackson shouldn't be allowed to move into the apartment after the renovations unless the arrears are paid. Mr. Bender said to follow the procedure with Ms. Jackson.

### **Old Business**

**Employees Vacation-** Mr. Wright asked why the employees' vacation couldn't be for the full year where they can take vacation anytime during the year as long as there is notice and coverage.

Ms. Joseph stated that would depend on the contract.

Mr. Wright said he was told by the shop steward Taylor that it was up to the building about vacations.

Mr. Bunjia stated he would ask David concerning 32BJ contract on vacations.

**Lockers-** Mr. Bender stated he spoke with Mr. Marque about moving the extra lockers from the porter's room. Ms. Joseph said she would check tomorrow.

### **Committee Report**

#### **Event Committee-**

**Easter Baskets** were given out Saturday April 8<sup>th</sup>. They will be given out with an easter egg hunt on Thursday April 13.

**Mother's Day Mardi Gras Tea** - The date will be given later.

**Motion to adjourn by Mr. Campbell 2<sup>nd</sup> Mr. Wright All ayes Moton Carried**

**Submitted by,**

**Christina Johnson, board secretary**

