

# **Agenda**

## **33 Bowery**

### **Board of Directors Meeting**

**Tuesday, July 9, 2024, at 10:45 A.M.**

- 1) Public Meeting (10:45-11:00)
- 2) Approval of minutes of the meeting held on June 17, 2024
- 3) Legal Counsel Report
- 4) Management
  - Garage Bids
  - Mid-Autumn Festival flyers

33 號 Bowery

會議記錄

July 9, 2024

10:45 A.M.

出席人員: Tat Yip Chan, Phillip Chan, Ping Lau Chow, Tai Yau Leong, Helen Tang, Thomas Lo, Justin Yu, Kevin Low, Tak Yee Lee, Lok Sang Mui, Eddie Ng, Peter Moy

同樣出席人員: Vito Mangini, Eugene Getty, Wendy Yuan, and Rafael Ayala

董事會會議, 上午 10:45 至 11:15 設有住戶問答時間。

會議記錄 - 2024 年 6 月 17 日舉行的會議記錄已獲得書面批准。

超額收入: 董事會一致批准保留超額收入的請求。李書記立即簽署了決議和要求。

車庫維修: Gene 和 Vito 對車庫維修提出了不同的供應商投標。董事會已指示吉恩與西諾交談, 因為他們的出價最低。

亞馬遜: Gene 告稱, 亞馬遜缺乏關於三個月前發生的警衛事件的最新消息。

商業租賃: 有些商業單位需要延期租約。Wendy Yuan 會及時聯絡顯聖容學校, 提醒他們有關續約的事宜。

由於董事會沒有其他事項需要處理, 會議於上午 11 點 55 分休會。

下一屆董事會將於 2024 年 8 月 5 日星期一召開。

尊重地提交

Vito Mangini

33 Bowery

Meeting Minutes

July 9, 2024

10:45 A.M.

Present: Tat Yip Chan, Phillip Chan, Ping Lau Chow, Tai Yau Leong, Helen Tang, Thomas Lo, Justin Yu, Kevin Low, Tak Yee Lee, Lok Sang Mui, Eddie Ng, Peter Moy

Also Present: Vito Mangini, Eugene Getty, Wendy Yuan, and Rafael Ayala

The board meeting was preceded by a resident question and answer period from 10:45 a.m. to 11:15 a.m.

**Minutes-** The minutes of the meeting held on June 17, 2024 were approved as written.

**Excess Income:** The board has unanimously approved the request to retain the excess income. Mr. Lee, the secretary, promptly signed the resolution and the request.

**Garage:** Gene Getty and Vito presented different vendor bids for the garage repair. The board has instructed Gene to speak with Xino, as they have the lowest bid.

**Amazon:** Gene reported the lack of updates from Amazon regarding the guard incident that occurred three months ago.

**Commercial Lease:** Several commercial units require lease extensions. Wendy Yuan will promptly reach out to Transfiguration School to remind them about the lease extension.

There being no further business to come before the board the meeting was adjourned at 11:55 a.m.

The next board of directors will be held on Monday, August 5, 2024.

Respectfully submitted,

Vito Mangini

As agent for

Chinatown Apartments Inc.