

**Patrick E. Gorman, Monthly Meeting Minutes**  
**Monday October 9, 2023**

**Board Members:** Mr. Bender, Mr. Wright, Mr. Campbell, Ms. Johnson, Ms. Padmore, Ms. Fields, Ms. Powell

**Staff:** Ms. Gaines (Site Manager), Mr. Marquee(Superintendent), Mr. Budjia(Metro )

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

**Superintendents Report: Signs-** There is a need for new non-parking in driveway signs by the garage at 1371. A shareholder put up small signs that have since fallen off without security or managements knowledge.

The report was given late to the directors , any questions will be answered at the next meeting.

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

**Minutes for the previous meeting: Motion to approve the minutes from the previous meeting with any necessary corrections by Mr. Campbell 2<sup>nd</sup> Ms. Powell**  
**All ayes Motion Carried**

**Management Report:** Ms. Gaines is adjusting to the scope of work at PEG and her schedule.

**Succession Rights-** Ms. Johnson questioned Ms. Gaines concerning succession rights( ex. Who is eligible to get succession?) This was concerning the apartment in 1371/11k where both occupants of the apartment passed. This was given to HCR to settle.

**Boiler-** The boiler needs its annual check; NY Plumbing normally is used to perform the test. Unfortunately, they are refusing to perform the test because of a balance that is owed to them. Mr. Budjia stated he would bring this issue to Mr. Baron, to see what can be done.

**Tiles on Terrace 1381/apt. 13B – Ms. Johnson :** Following the advice given by the cooperate attorney Ms. Gaines had the terrace inspected to find out if the tiles were placed correctly. After the inspection (if all is good) Ms. Gaines will send a letter informing the shareholder of the findings and what she will be responsible

for in the future.

Ms. Powell suggested the letter should have a clause in it stating the shareholder of present is responsible for the removal of the tile in case she moves. Ms. Gaines stated she will speak with the attorney.

**Lottering by the garage 1371-** Ms. Johnson asked what could be done to stop the young men congregating in front of the garage at 1371, since ladies must come in and out of the garage.

**Legal-** Ms. Johnson questioned how it is that the cases that are most severe in arrears are constantly adjourned? Ms. Gaines stated she would speak with the attorney. Ms. Gaines stated they are going after the shareholders for non-payment more aggressively, the members stated it isn't fair that some are living rent free. It is not fair to the development that shareholders that pay on time is carrying those that aren't paying.

Ms. Padmore asked how is it that people that are trying to obtain succession rights are in legal for nonpayment. Ms. Gaines stated she can't charge anyone specific until the succession issue is resolved. Ms. Padmore stated these are past arrears, Ms. Gaines stated she can only speak about things since she's been on staff. Ewrapped agency has given payments to specific apartments and has since took the money back, these shareholders are awaiting appeal decisions.

Ms. Padmore questioned Ms. Gaines concerning monies owe from the superintendent's apartment, which is the remainder that he has to pay for a larger apartment. Ms. Gaines will speak with the superintendent concerning the difference that is owe.

Ms. Powell stated in her opinion the L& T attorney we have doesn't seem to be aggressive enough in court.

**Motion to accept the legal report by Mr. Campbell 2<sup>nd</sup> Mr. Wright**

**All ayes Motion Carried**

**Security Report-** The report was sent late Ms. Powell asked if we could receive a hard copy of the report. Ms. Gaines said the report was sent late but she would send a hard copy to the board.

**Motion to accept the security Report by Mr. Campbell 2<sup>nd</sup> Mr. Wright**

**All Ayes Motion Carried**

**Illegal Pets-** Ms. Powell stated the letter that a shareholder presented to management was illegal because it didn't have the hospital the doctor was from letterhead. Ms. Gaines stated she will speak with the attorney before sending out

the letter that she gave to the board for review. Mr. Wright stated we must be careful with this because it's a law in place concerning shareholders having emotional animals. Ms. Padmore gave examples of a dog not in a carrier biting someone. Mr. Bender said we should have a policy concerning the pets.

Mr. Wright stated that whatever is in the city policy is clear cut, which is what we should adopt.

**Metro Report** – Mr. Budjia stated there are various ways to generate the money needed but the best would be to increase the parking amount and maintenance. Ms. Padmore asked when the last maintenance raise was, it was 2021 and if we had to get an increase every two years. Mr. Budjia stated it goes according to the city budget.

**Arrears Late Fees** -Ms. Padmore stated there are no late fees connected to those shareholders that are in arrears. Mr. Bender stated all shareholders in arrears should have late fees attached to their maintenance bill. Mr. Budjia stated late fees have been sent to shareholders as of last month and will continue until they are out of arrears. Mr. Wright asked if the shareholders in arrears can receive a list of agencies that may help them with their arrears.

Ms. Gaines stated there are agencies that would help them if they asked at the office.

**Motion to approve Metro report by Mr. Wright 2<sup>nd</sup> Mr. Campbell**

**All Ayes Motion Carried**

**Old Business**- Annual Shareholder Meeting Thursday October 26, 2023, a standard Report will be given to the shareholders.

Mr. Wright asked if the agenda could be sent to the board before the meeting.

**CCCTV**- Mr. Bender will contact assemblywoman Monique Waterman for additional funding for this project. Mr. Wright asked if there were bids for this project. Ms. Gaines stated only Lawless & Mangione has the contract. Mr. Wright stated additional bids should go out before monies is asked for to see how much is needed. Mr. Bender stated HCR said that we could extend their contract. This subject will be tabled at the next meeting.

**New Business – Local Law 97**- Mr. Bender stated Mr. Baron said we are good with this law until 2025.

**Windows**- Ms. Padmore asked if there were any grants that would help us get new windows. Ms. Gaines will check and let us know.

**Apartment Inspection-** Ms. Gaines will be conducting the inspections and will give a schedule to the shareholders as to when to expect the inspections.

Mr. Wright asked about the cost of the inspections. Ms. Gaines will let the board know later.

**Storage-** Mr. Budjia stated that this would generate revenue if you had more of them. Mr. Wright feels that we should keep the free storage and just rent out the other storage lockers that we have a present.

**Electric Car chargers-** Mr. Campbell asked what needed to be done to have chargers installed in the garage for those that have electric cars. Discussion at the next meeting after obtaining more information.

**Xinos-**Mr. Wright asked Ms. Gaines what the plan is concerning Xinos using our electricity. Ms. Gaines stated they have their own generator.

**Committee Reports-** Maintenance Report- Ms. Powell had no report.

**Event Committee Report-** Ms. Johnson requested \$300.00 to help defray costs for the children's Halloween party.

**Motion to give Ms. Johnson \$300.00 for the children's Halloween party by**

**Mr. Campbell 2<sup>nd</sup> Ms. Fields All Ayes Motion Carried.**

**Motion to accept the committee Reports by Mr. Campbell 2<sup>nd</sup> Ms. Fields**

**All Ayes Motion Carried**

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

**Submitted by,**

**Christina Johnson**

**Board Secretary**