

ST. JAMES TOWERS | MONDAY, NOVEMBER 4, 2024

DIRECTOR'S MEETING OF ST. JAMES TOWERS, INC.

The Meeting started at 7:06 Go to Webinar

Directors Present: Dr. Noreen Hosier, Mr. Warren Harding, Ms. Arlene Arrington, Ms. Stacey Starke, Ms. Yvonne Hilton, Mr. Patrick Stennett, Mr. Claudio Jordan, Ms. Nicole McKnight, Ms. Kalia Foote

Property Manager: Ms. Nicole Duncan

SEATING AREA SIGN

Dr. Noreen Hosier stated that if possible, the new sign should be placed in the same location as the old sign. The majority of Board of Directors did not have a preference for the location to place the replacement sign.

ANNUAL MEETING

On Saturday, November 2, 2024, the stockholders received from Election Services United via U.S. mail the Declaration Form To Be A Candidate For The Board of Directors. While the mailed form contained a candidate qualification specifically related to maintenance arrears that HPD had not approved, HPD agreed to not require a 2nd mailing that would include a revised form. However, HPD emphasized to ESU that no stockholder could be disqualified due to having maintenance arrears.

CERIFICATES OF RESOLUTION

The Board voted on the attached two certificates of resolutions:

1) St. James Towers, Inc. Bylaws, Article III, Directors: Section 1
Vote: Yes-8 No-1 Passed by Majority

2) Local Law 157 Natural Gas Detection Alarms
Vote- Yes-9 No-0 Passed Unanimously

The open meeting ended at 7:48 PM.

Executive Session started at 7:50.

Following items were discussed:

- a) Board discussed annual bonus for two Metro Management employees
- b) Strategies to address shareholder who in in violation of Occupancy Agreement

Meeting was adjourned at 8:08.

Minutes prepared by Warren Harding, Secretary


Signature

11/5/2024
Date