

ST. JAMES TOWERS | WEDNESDAY, NOVEMBER 15, 2023

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

The Meeting started at 7:04 Via GoToMeeting Video Conference Call

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

Director Absent: Ms. Yvonne Hilton

Building Manager Nicole Duncan was absent.

ST. JAMES BOARD ELECTIONS/ANNUAL MEETING

The election packets were expected to be mailed Friday 11/17. Problem with deceased board member Ronald Roxey's name appearing on the list due to Ronald's widow Michele submitting her candidacy declaration as "Mrs. Ronald Roxey." HPD confirmed that the name as it appears on the stock certificate must be entered. Michele Roxey was informed that she had to resubmit her candidacy declaration using her own name by 11 AM, which she did. Due to this issue, mailing may be done early the following week.

Financial reports are ready and will be distributed by the Management Office on Friday, 11/17.

David Baron, Metro Management President, has arranged for someone to moderate Candidates Night on 12/4/23 at 7 PM.

BONUSES FOR STAFF

Christmas bonuses for the two Metro Management staff assigned to St. James Towers was discussed.

PROPERTY ALONG ST. JAMES PLACE

Amendments to the City Charter state that any property adjacent to the City property, such as cobblestones on St. James Place sidewalk is the responsibility of the property owner to maintain and would be liable for any damages due to failure to maintain the property in safe conditions. Therefore, the cobblestone areas along St. James Place are the responsibility of the corporation. St. James requested the three of these areas designated by North Shore Risk Management to be blocked off to prevent injury/damages in preparation for repairs, i.e., DOB permits, engineer report, etc. Also, the insurance company requested pictures of the property cordoned off to avoid canceling the insurance policy.

One of the barricaded cobblestone areas is where the building's garbage is placed for the Department of Sanitation to collect garbage. There is concern that Sanitation will bypass that area if the barricades are there.

Alternative solution is a Green Streets project similar to what is on Lafayette Ave. Nicole McKnight reached out to Council Member Crystal Hudson's office regarding discretionary funding for such a project.

CYCLE 9

Work is going as planned; engineer is trying to deem the building as safe with a repair plan. Final decision depends on DOB inspection.

RAINBOW ROOM COMMITTEE REQUEST

The Rainbow Room Committee requested to use the Community Room to hold a meeting 11/16 at 6 PM. They will be advised that they are responsible for setting up the room and cleanup after the meeting.

SHAREHOLDER MEETING AGENDA

The following items will be discussed at the meeting with shareholders on 11/20/23:

1. Bargold Accepted requested Changes
2. Revised Apartment Alteration Agreement
3. Board Elections/Candidates Night
4. Q&A

CURBSIDE COMPOSTING

Ms. McKnight raised the issue of the imminent curbside composting requirement by the City. Topic will be discussed in January.

BICYCLE RACK USE

Ms. Starke asked for clarification on the use of the bicycle rack by the building front entrance after Mr. Harding mentioned during the 10/25 meeting that he observed a red bicycle parked at the rack for an extended period of time. Ms. Starke stated that her nephew owns the bicycle which he uses for coming to the building to visit her. She was advised that the rack is to be used for deliveries and not for shareholders or visitors.

SECURITY

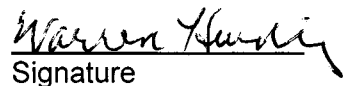
Ms. Duncan is continuing to work with the security staff on enforcing building policies, e.g., contacting residents to notify them the arrival of their packages.

ELEVATOR #4

Elevator #4 malfunctioned due to a faulty cable that will be replaced. Repair work will begin Monday, Nov. 27th,

The meeting ended at 8:20 PM.

Minutes prepared by Warren Harding, Secretary


Signature

11/24/2023
Date