

**Patrick E. Gorman Monthly Board Meeting,
Monday January 8, 2024**

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

Staff: Ms. Gaines (Site Management), Mr. Marque (Superintendent), Mr. Wagner (Attorney), Mr. Budjia (Metro), Ms. Williams (HCR Rep.), Mr. George Simon (HCR Rep.), Mr. Multani(XINOS Rep.)

**Agenda: Motion to approve the agenda by Mr. Campbell 2n Ms. Powell
All Ayes Motion Carried**

**Minutes: Motion to approve minutes of the previous meeting(December 11th, 2023) with any necessary corrections by Mr. Campbell 2nd Ms. Powell
All Ayes Motion Carried**

Shareholder Segment:

Ms. Carolyn Rayside 1371/Apt. 17B – Ms. Rayside had a complaint concerning the work being done on her terrace floor by XINOS. Ms. Padmore sent pictures of the terrace to each board member for reverence. Mr. Multani stated he will be on site to inspect her terrace and others if there are any more complaints concerning the work being done on Friday Jan. 12th bet 11-12pm. Ms. Padmore stated she will alert Ms. Rayside to the date and time. Ms. Rayside also asked if the work is supposed to be continuing during the winter months, as there was a letter sent to the shareholders that the work would stop after October. Mr. Multani stated that the work can go on if the weather is not an issue. Ms. Gaines will not be on site on Friday.

Ms. Powell 1371/Apt. 12F- Ms. Powell stated she also has an issue with the work done on her terrace.

Ms. Carmen Curwen 1381/Apt.13F – Ms. Curwen has an issue with the painting, plastering, and cleaning of the apartment she took. Ms. Curwen believes she is being harassed by Maintenance and is not getting the services she requested for her apartment.

Ms. Gaines stated when Ms. Curwen took possession of the apartment (1381/13F), the apartment was fully renovated. Ms. Curwen stated she had a contractor fixing the bathroom sink and needed the water shut off on that line, Ms. Gaines stated they would need time to alert the shareholders about the water

shut off. Ms. Curwen told her she had a contractor working in the apartment and needed this done to do the work. Ms. Gaines requested the contractor license and copy of the insurance. Ms. Gaines stated Ms. Curwen was having work done in her apartment by contractors but was not alerting management of this by-passing security. Mr. Marque asked the person if he was a contractor and was told by Ms. Curwen it was not his business to ask. Ms. Gaines stated when a contractor or anyone doing work in a building that has anything to do with our system the super and management should be informed.

1381/apt.13D This apartment is occupied by Ms. Carmen Curwen's mother. Ms. Curwen stated there is an issue with the bathroom shower that has not been taken care of yet. Ms. Gaines asked Mr. Wagner if they can discuss these issues in the forum; Attorney said no it will be discussed with the board. Mr. Wright stated there should be no need for Ms. Curwen to have a contractor show a license if all that is being done is cosmetic upgrades; If Ms. Curwen feels she is being harassed by the maintenance staff this is an issue that needs to be addressed.

Ms. Powell stated Ms. Curwen meets the contractors at the backdoor or in the lobby to bring them pass security without signing the security log.

Mr. Wagner stated Ms. Curwen is in violation of the occupancy agreement if she is bringing in contractors to work in the apartments without alerting management. Each time a contractor comes to her apartment, according to Ms. Gaines, Ms. Curwen wants an electrician or plumber to be called. Mr. Wright stated Ms. Curwen said the bathroom sink was not being relocated and there is no proof of any wrong doings by Ms. Curwen.

As for apartment 1371/14D, since Ms. Curwen has not turned in the keys, she must pay the maintenance until she turns the keys over to management.

Mr. Wagner will look further into the issues with this shareholder and let the board know of his findings.

Superintendent Report;

Cogen: Mr. Campbell asked concerning the Cogen #1. Mr. Marque stated the repairperson came but could not fix the problem. He had to order parts that should arrive on Friday.

Ms. Padmore asked what the issue was with the boiler, Ms. Marquee stated the repairpersons came to repair the issue with the boiler its working good now.

Ms. Padmore asked about the water seen on the 15th floor, Mr. Marque said the water came from the soap sink in the exterminator room. Ms. Padmore asked if there was any damage to anyone's apartment, Mr. Marque answered there was no report of water damage in anyone's apartment. Motion to accept the superintendents report by Mr. Campbell 2nd Ms. Powell All Ayes Motion Carried

Management Report: Ms. Gaines read her report as submitted. Ms. Gaines also stated the arrears report would be sent to the board via email Tuesday January 9th, 2024.

Maintenance Payments: Ms. Powell questioned when the maintenance payment would be considered late, Mr. Campbell stated the cutoff time for payment is 5pm on the 10th of each month. Ms. Powell asked how many days before the checks are sent to Metro, Ms. Gaines stated they kept in a lock box which goes straight to Metro the 11th day of the month. Ms. Padmore stated because they are given a grace period it's being abused; the cutoff dates should be changed.

Exterminator: Mr. Wright asked if an exterminator is still visiting on site each month. Ms. Gaines believes they are not coming to this site because of back money owed. Ms. Gaines stated Mr. Baron is trying to make payments to the vendors that we are behind payments.

Pet Rules: Mr. Campbell questioned if we are going to vote on the form that was given to us by Mr. Wagner. Mr. Wright stated there is a clause in the form that is illegal. A brief synopsis is the issue of charging a shareholder more if they have a dog in the apartment for emotional or if the dog is a service animal. There is a difference between having a pet and emotional or service dog. If the doctor gives proof in the form of a letter that there is a need for an emotional relief dog in the apartment; it must be granted by the co-op. Mr. Wright stated this goes against the laws on Human Rights in NYC. Ms. Johnson suggested Mr. Wagner revise this form by taking out the paragraph concerning the issue of the shareholders paying more maintenance because they have a service animal in the apartment. Mr. Campbell stated we will ask Mr. Wagner to revise the form so that it conforms to the law.

Motion to accept the management report by Mr. Campbell 2nd Ms. Powell
All Ayes Motion Carried

New Business:

Quarterly Meeting: This subject was tabled until February 12th, meeting.

Shareholder Segment: Mr. Bender suggested the shareholders receive a separate link to address the board each month with their issues or concerns. The time would be 6:30-7pm if there were a need for longer time, we would have no issues going pass the time.

Motion to set up a separate link for shareholders to voice their concerns or issues during the monthly board meeting by Mr. Campbell 2nd Ms. Powell

Abstain Mr. Wright Majority says yes Motion Carried

Suggestion Boxes: Ms. Gaines suggested there are suggestion boxes placed in each lobby that would be lock and opened only by management.

Committee Reports:

Maintenance Report: Ms. Powell had nothing to report.

Event Committee:

Childrens Christmas Party- Ms. Johnson related the party was a success, the children and parents were happy with the gifts for the children. •

Motion to accept the Event Committee report by Mr. Campbell 2nd Mr. Wright

All ayes Motion Carried.

Good & Welfare At this point the zoom link was terminated.

Submitted by,

Christina Johnson, Board Secretary