

Patrick E. Gorman, Board of Directors Monthly Meeting
Monday September 9, 2024

Board of Directors – Mr. Campbell, Ms. Padmore, Mss. Fields, Ms. Johnson, Mr. Wright, Ms. Powell, Mr. Bender

Staff- Ms. Gaines(Site Manager), Mr. Budjia(Metro), Ms., Williams(HCR Rep.), Mr. Simon(HCR) Mr. Marque(Superintendent Excused)

Minutes- Motion to accept the minutes from the previous meeting with necessary corrections by Mr. Campbell 2nd by Ms. Powell Mr. Wright (sustain/he did not review the minutes) Motion Carried.

Management Report- Ms. Padmore asked Ms. Gaines if there was a report from the superintendent. Ms. Gaines stated the superintendent(Mr. Marque) did not give the office a report or inventory list. Mr. Bender stated he should have submitted a report and inventory list even though he is not present tonight. Ms. Gaines stated she would request a report once Mr. Marque returns to work.

Elevator Repair- Mr. Wright asked if we had to pay for the new cables put in the elevator(1381), he stated according to the contract there was no mention of new cables. Ms. Gaines stated the company is not responsible for installing new cables. Mr. Wright asked what the cost of \$12,0000,00.

Pets- Ms. Powell asked what was being done to combat the no pet rule, especially in 2371. Ms. Gaines stated she sent numerous letters to pet owners to come to the office with an update. Only a small portion of shareholders have complied with the letters. Ms. Gaines will be sending out another letter to those shareholders that did not reply.

Driveway Parking- The issue of people continuously parking their car in the driveway at 1371 is becoming a bigger issue.

Ms. Powell questioned if Ms. Gaines had spoken to security concerning this issue. Ms. Gaines has given security instructions on how to handle the people that park illegally in driveway,

Warning Signs- The signs should alert the person that park there , they cannot park there, the car will be towed. Mr. Bender stated people should follow the rules and regulations. Mr. Wright stated you cannot choose who gets to disobey the rules and who will follow them. Every rule should go for everyone.

Laundry Room- Ms. Powell stated that the attorney advised management to put up signs in the laundry rooms. The signs would be stating that only shareholders are allowed to use the laundry machines.

Ms. Fields asked how that would work with some shareholders having aides that do their laundry, and some have different cleaning people do their laundry. Ms. Powell stated she

was alluding to the people that bring their laundry in off the street to use the machines. Friends or relatives of shareholders.

Ms. Gaines stated management can send letters to the shareholders asking to inform management if they have home health aides.

Ms. Fields asked who would monitor any of this ,it's not security's job.

Ms. Wright stated if you are alluding to the Jackson family this is getting petty especially when there are so many prominent issues with which we must contend.

Vacation- Ms. Pariss(Office Manager) , will be on vacation for two weeks. She will return on or about the 16th of September. Ms. Pariss questioned if there will be a temp. in the office during the time Ms. Gaines is not at work. Ms. Fields asked if there will be a temporary secretary in the office while she is on vacation.

Ms. Padmore stated why we would have someone in the office not familiar with the co-op would defeat the purpose of having someone in the office.

Motion to accept the management report with directives by Mr. Campbell

2nd MS. Powell All Ayes Motion Carried.

Metro- Mr. Budija stated there was nothing new to report.

Budget- Mr. Budija stated the budget is very tight at this time, they were collecting maintenance at the time.

Board Member- Mr. Wright stated that Carlotta Butler is no longer on the board and should not receive any correspondence or financial reports from Metro. Mr. Budia will take care of the issue in the morning.

Old Business-

CCTV- Ms. Williams stated she is aware of the contract for the work. Ms. Gaines stated the consultant from the company came on site.

Mr. Bender stated management was waiting for Lawless before moving forward.

Ms. Gaines stated the project can be moved forward. She spoke with someone from Lawless the company they will be sending over a complete package to management.

Mr. Bender asked what the figures were? Ms. Gaines stated the person she spoke with (Mr. Hardmen) stated they will use the same figures as before. Mr. Wright stated they should use the same figures because the scope of work has not changed , so the figures would be the same as before. Why pay for the same work to be done over again?

Mr. Bender stated HCR said we do not have to get the scope of work done again just that we need more bids. Mr. Wright stated we should use the same scope of work and company we decided on before. Ms. Williams stated she would review and confirm the scope of the work needed but they need three bids not just one. Ms. Gaines stated we should be able to use the same company that HCR approved by the scope of the work given.

New Business-

Board of Directors Elections- Ms. Gaines stated she met with a company Rep. from the company that is serving us during the elections. They were waiting for monies to be paid ; the money had been requested. Mr. Bender stated we are waiting for the company to send out packages for the election.

Training- Ms. Fields questioned concerning the training- According to HCR anyone that is on the board of directors must have completed the training.

Ms. Fields asked why they need the training after they are on the board of directors and not before.

Mr. Wright stated they should not take the training after they are on the board of directors but before they get on the board. He asked Ms. Gaines to send out letters to all who want to run for board stating they must take a class before getting on the board.

Repairs- Mr. Bender stated although we had an 8-million-dollar loan, that only fixed the façade and roof. Money is still needed for the hall painting , windows, lobbies, and lobbies. Mr. Bender asked Ms. Williams if there were any grants for this work at this time.

Ms. Johnson asked if maintenance could do a portion of the work.

Ms. Gaines stated they cannot do the work because of the union.

Mr. Wright stated we should concentrate on the emergency work that needs to be done.

The general painting in the hallways where the white plaster is maintenance should be able to paint that with no union issues. Lobbies and sidewalks will have to wait.

Terraces-

1381/apt.17k Ms. Fields asked if anyone has an issue with the way the terrace work was finished? Ms. Gaines stated there were a few complaints concerning how the terrace was finished. (1381 the frame and water pockets/ 1371- same issues) Ms. Gaines will address the issue with the on-site rep. from the company.

Scaffolding-

Mr. Bender stated the scaffolding was coming down.

Ms. Padmore questioned if the roof was finished, Ms. Gaines stated it was not finished and the scaffolding was not being removed. Mr. Bender stated the city must inspect all the work before they give approval for the work.

Lobby- Ms. Powell asked if an a/c unit can be placed in each lobby especially for security when and if they are remolded. Mr. Bender stated that something can be investigated for the future. Ms. Powell stated she agrees with Mr. Wright that we need to do what is necessary at this time for the buildings. Mr. Write suggests a portable a/c unit for the lobbies.

Full- time Manager- Mr. Campbell stated for the scope of work that has been ongoing and going forward a full-time manager is needed here at Gorman. Mr. Baron had quoted a figure

we should speak with him again concerning this issue. Mr. Wright agrees as well especially if we want the work here done effectively and expertly as possible.

Ms. Gaines is doing a superb job with the limited time allotted to her. We would want her as the full- time manager when in discussion with Mr. Baron.

Mr. Budija stated he would discuss the proposal with Mr. Baron and let the board know his thoughts. Ms. Gaines stated she spoke with Mr. Baron a while ago, when the shareholders were complaining nothing was getting done and they deserved their issues to be fixed.

Motion to have Ms. Gaines as the full-time manager here at Patrick E. Gorman by Mr. Wright 2nd Ms. Padmore, Ms. Fields and Ms. Johnson agree with Mr. Wrights Motion

Question on the motion- Ms. Powell asked why it is necessary to put Ms. Gaines name in the motion. Mr. Wright stated you must be specific when you asked for something, so that the request is clearly understood. We do not require a new manager to begin with nothing we want Ms. Gaines, who is familiar with the everyday working at Gorman.

Committee Reports-

Event Committee-

Back to School Bookbag Giveaway- Ms. Johnson stated the event was well attended with giving away over sixty bags to various children. They were all ages and school supplies were given. We had snacks , music and games for children and the adults that came with the children. The best part of the day was when the children (not the parents) were incredibly happy and thankful for the bags, supplies, snacks, and games.

Maintenance Committee- No report Ms. Powell

Good & Welfare-

1381/apt.13f Ms. Padmore asked if anyone from management read or had a copy of the work invoice from the apartment? Ms. Gaines stated the work was done by the superintendent's company and no invoice was given. Six months ago, this company did the work.

Mr. Bender stated he received a letter in January concerning this case in court.

Ms. Padmore asked Ms. Gaines to follow up on these issues.

Motion to adjourn by Mr. Campbell 2n Mr. Wright. All Ayes Motion Carried.

Submitted by the board secretary,

Christina Johnson