

ST. JAMES TOWERS | WEDNESDAY, OCTOBER 25, 2023

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

The Meeting started at 7:01 Via GoToMeeting Video Conference Call

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

Building Manager: Ms. Nicole Duncan

RYERSON ISSUES

- **Debris from Ryerson:** Shareholder Marie Belton's husband (5A) advised Ms. Hilton that debris coming from repair work at Ryerson Towers was hitting some of the cars parked in the St. James parking lot. Dr. Hosier contacted corporate attorneys, who advised her to call 311 to request a stop work order and have Ryerson install netting for protection. All board members were urged to contact 311 to complain, and Ms. Belton will be contacted to do the same.
- **Payment for Parking Lot Repairs:** Corporate attorneys for St. James filed a court complaint for Ryerson's failure to pay their proportion of St. James' parking lot repairs
- **Delivery Truck Damage:** Ms. Duncan reported that last Friday (10/20) a large truck delivering supplies for Ryerson drove onto the lawn at St. James, causing damage to the lawn, pavement, and possibly the sprinkler head. A second truck arrived later with another delivery, piggybacked on a resident entering the parking lot and hit and damaged the arm barrier as it was lowering. The company that installed the arm came to repair it, but it was not working properly. The company then advised that the arm needed to be replaced.

MANAGER'S REPORT

Vacancies:

- Apartment 6F closed on 10/10/23, welcoming Ms. Alexis DeJesus and family.
- Apartments 22K and 8E were surrendered on 10/20/23; inspection done by Ms. Duncan, Ms. Arrington, and Akash. Letters were sent to applicants on the 2-bedroom external waiting list requesting documents to be submitted. Two interviews with applicants are scheduled. Contractors are looking at the apartments to provide proposals; one contractor submitted a proposal, the other two are expected to submit theirs by Friday, 10/27. Ms. Duncan will prepare a comparison chart for the board to review once all proposals are submitted.

Finances at a Glance

The board received the September 2023 Finances at a Glance and Other Expenses Report.

Apartment Inspections

Final inspections were done on 10/24; fewer than 20 apartments were not inspected due to varied access problems, some of which included succession holdovers that were denied and one apartment with bedbug issues.

2023 Board of Directors Elections

- HPD approved the 2023 Election documents and final copies were forwarded to ESU for the first mailing.
- The lockbox for inserting candidacy declaration forms was delivered.

Boiler Tube Replacement

On 10/17/23 Efficient Boiler technicians were on site to replace 8 defective tubes on boiler #1 due to leaking and corrosion. The cost for the repairs was \$2,800.00.

John Deere

The John Deere tractor was returned from annual servicing this year. The cost of the repairs was \$848.54.

BrightView Landscaping

Fitzroy from BrightView visited St. James to assess damages made by Ryerson's trucks. He responded to questions regarding caring for the flowers and irrigation system during the FISP Cycle 9 work as follows:

- Plants obstructing the scaffold installation should be moved as they may experience insufficient sunlight, depending on how long the scaffolding remains in place. Fitzroy also suggested to replace the flowers.
- Spot trimming of the privets will be done towards the end of the season or in November.

Legal

- Documents for deceased shareholder Queenie Nowallo (11B) were submitted to the corporation's attorney, Jose Saladin. The unit has remained sealed since 7/5/23 (Ms. Nowallo's death). On August 22, 2023, Ms. Nowallo's family attorney contacted Ms. Duncan and provided her with a copy of the death certificate and probate proceeding. Per the attorney's request, Ms. Duncan provided him with a letter of share value, but has not yet replied. It has been over 90 days since the shareholder's death and the arrears on the unit is currently \$4,191.
- 221 (Kevin Walker): The judge denied his appeal to HPD's decision; every complaint he filed was denied. A court date has been set for 11/13/23 for a final judgment on collecting the arrears owed (approx. \$44,000).

ALTERATION AGREEMENT

In order to vote to approve, the board reviewed the revised apartment alteration agreement prepared by the corporation attorney in September, 2023 prior to the meeting. There were minimal changes from the previous version except for requiring the contractor to sign the agreement to ensure recourse in the event of a breach of the agreement terms. Other updates to the agreement: 1) the contractor must be licensed; 2) any electrical or plumbing work must be performed by a licensed individual. As there was no further discussion, a motion was made by Patrick Stennett to accept the revised St. James Towers, Inc. Alteration Agreement, revised as of September, 2023; Ms. Yvonne Hilton seconded, and the vote was unanimous in the affirmative.

BARGOLD/RAINBOW ROOM PETITION

The Rainbow Room Committee submitted the petition to request a Special Meeting on the Rainbow Room, accompanied with Article II, Section 2 of the St. James bylaws regarding Special Meetings. After consulting corporation counsel, Dr. Hosier informed the board that it is not required to honor the committee's request as it does not meet the criteria justifying a Special Meeting; such a meeting applies to situations where the shareholders have the authority to vote on a particular issue. Dr. Hosier prepared a timeline of virtual meetings with the shareholders that discussed the Rainbow Room and reviewed the timeline with the board. She also mentioned that once Bargold submits an agreement to St. James, corporation attorneys will review it followed by a virtual meeting with the shareholders to present, which will be held on November 20.

NEXT MEETING

The next board meeting will be on 11/1 with Andrew Chintz from NYC Accelerator to discuss funding opportunities for roof repairs in conjunction with installing solar panels.

BICYCLE IN OUTSIDE RACK

Warren Harding reported that he observed a red bicycle that has been placed in the bicycle rack outside of the building front entrance for several days. Ms. Duncan spoke to security and asked them to make note of it.

The meeting ended at 8:23 PM.

Minutes prepared by Warren Harding, Secretary

Warren Harding
Signature

10/30/2023
Date