

Board Meeting, Monday June 10th, 2024

Shareholders, Segment

Board Members- Sandy Bender, Walter Campbell, Christina Johnson,
Staff – Ms. Gaines (Site Manager), Mr. Tom Bujia(Metro Rep.)

Mr. Bender opens the meeting greeting the shareholders. Mr. Bender explained that there would be a shareholders' meeting on Thursday June 20th at 7pm. At this meeting, a rep. from HCR will hopefully be attending this meeting to answer shareholders' questions.

Question-Ms. Harrison 1371/apt.12A – Ms. Harrison asked about the water is not hot in the early mornings and what is being done to rectify this issue?

Answer- Mr. Bender stated that the issue is being addressed with the boiler company.

Question- Ms. Harrison asked when will the terraces be available for use ?

Answer- Ms. Gaines stated she would speak with the company rep. and send out notices of the finished terraces. Bender stated the work was supposed to be finished this year, but it may take a little longer because of the financial issues that have since been cleared up.

Statement- Ms. Harrison stated there is a lot of graffiti on the side of the building at 11371, could it be cleaned? Ms. Harrison stated that years ago the city cleaned off graffiti, but now we must do it. Mr. Bender stated management would take care of this issue.

Mr. Bender added hopefully with the new camera system this issue can be resolved.

Question- Ms. Harrison asked when would the cameras be installed?

Answer- Mr. Bender explained the situation with the bids and is waiting for approvals from HCR.

Exit Service Door for 1371- Mr. Campbell stated the lock on the door should be fixed by later this week, the shareholders should use the front door entrance until it is repaired.

Intercom System- The system was not working in 1371 on specific intercoms, Mr. Campbell stated the company is working on the system, anyone still having issues should contact management.

1371 Driveway- Mr. Campbell discussed this issue of parking in 1371 driveway. We are looking for ways to rectify this issue. We will ask security to monitor the area better.

Adjourned- Mr. Bender closed the meeting with no more questions at 6:53pm

Board Meeting

The Board Meeting began with Mr. Bender opening the meeting at 7:pm.

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

Staff- Ms. Gaines, Mr. Bujia, Mr. Marque,

Agenda- Motion to approve the agenda by Mr. Campbell 2nd Ms. Powell

All Ayes Motion Carried

Super Report- Mr. Marque was late getting on call. Ms. Padmore stated that Mr. Marque has missed a few meetings, his reports are half done, and he is a superintendent that is not being a responsible super.

Boilers / Hot Water- Mr. Bender asked Mr. Marque what the issue was with the hot water, especially in the early mornings. Mr. Marque stated that there has been an issue with the boiler since last month. NY Plumbing stopped coming because of payment issues. Since they were satisfied with the payment, they would return the following week to check the boiler. Mr. Bender asked if Mr. Marque was with the company when they came to check on the boiler, he said he was present.

Mr. Campbell asked what the issues were with the payment. Ms. Gaines stated she has checks for the payments and Mr. Marques should reach out to NY Plumbing for them to come this week. Mr. Campbell stated Mr. Buija should put pressure on the company to come to check the boiler. Mr. Bender stated we should investigate getting a different company. Mr. Bujia stated we should be ok with our payments to our vendors considering the rent increase has begun. Ms. Padmore asked that whenever Mr. Marque speaks with any of our vendors that Ms. Gaines is present or is immediately apprised of what transpired during the meeting.

Cogen- Mr. Campbell asked if the Cogen system was working? Mr. Marque stated the system was not working. He had called the company to come check it which they did correct the issues. Unfortunately, three days later it went down again. They will come to service it again this week. It was suggested that all emails between Cogen and Mr. Marque be forwarded to Ms. Gaines.

Painting- Ms. Johnson asked if the hallways and stairwells would be getting a fresh coat of paint. Mr. Maque said there is only an assorted color paint available, and they would order paint shortly. Ms. Gaines said she would manage the painting issue before the end of the summer.

Inventory List- Ms. Padmore remarked that although it was asked for at each meeting an inventory list has not been given to the board. We need the list to see what is on hand each month. Mr. Marque will receive a copy of a list from the previous manager as a focal point.

Ms. Gaines will check the inventory with Mr. Marques and let the board know her findings. Mr. Bender stated it is important for us to know what is on hand, especially at the end or beginning of the month.

Rent- Ms. Padmore asked if Mr. Marque was up to date with his arrears. Ms. Gaines stated he was , Mr. Bender stated that would be discussed later during the meeting. Outside

Garage Door: Ms. Johnson asked Mr. Marque if the lock on the garage could be fixed if not changed. When trying to open the door the key either gets stuck in the lock or will not turn to open the door. Mr. Marque stated he would check on the lock tomorrow.

Motion to approve the superintendents report by Mr. Campell 2nd Ms. Powell All Ayes
Motion Carried

Management Report-

Intercom Repairs- Ms. Gaines stated there are two open invoices that need to be paid before the company repair person would come out. Verizon came to fix wiring in the elevator , after they left it was discovered that they knocked out the intercom. They will be returned as soon as a payment is sent.

New Porter- The new porter's name is Mr. Payne.

Super's Apartment- Mr. Marque is in arrears because he does not feel as though he should have to pay for it. It was explained to Mr. Marque at his interview that he agreed that he would pay a portion of his rent if he moved into a larger apartment. He was told the amount before agreeing, what was expected of him and what he could expect from the co-op. Mr. Marques signed the contract saying that he would pay what was left on the rent bill if he moved to a larger apartment. Ms. Gaines stated she Ms. Gaines spoke with Mr. Taylor(Union Rep.) and Mr. Marque at which time Mr. Marque agreed to pay the additional rent each month. Ms. Padmore asked if Mr. Marque was up to date with his rent payments, Ms. Gaines said he was all paid up. Mr. Simon asked if he was approved by the state to move to a larger apartment since every decision must go before the state. Mr. Campbell stated that according to his family composition he qualified for a three-bedroom apartment. Mr. Simon will get the person's name from the state that approved this switch.

Arrears- 1381/apt.6J Ms. Jackson arrears appeared wrong on the list. Ms. Gaines will send an email to the board with the correct figure. The issue with her rent is now the late fees, Ms. Jackson is disputing the fees because of the situation with the Ewrapp. Mr. Campbell stated Ms. Jackson should not have to pay the late fees while the issue was going on with Ewrapp. Ms. Gaines stated the issue of late fees started before the Ewrapp issue. Mr. Bender suggested that Ms. Gaines investigate Ms. Jackson arrears and late fees when the pandemic began, Ms. Gaines will investigate when the late fees began.

1381/apt.16J Mr. Ayers has a deadline given to him by the courts, he defaulted on the stipulation from the courts and warrant for eviction has been ordered.

Mr. Campbell suggested we ask the L & T attorney to come to meet with the board and we can ask them to push harder for the shareholders to pay their arrears. Ma. Gaines stated they are saying we owe them money that is why they are not trying hard concerning these arrears. Ms. Gaines stated she would send out reminder notices to everyone on the arrears list.

CCTV- Motion to accept Lawless & Mangione as consultants on this project by Mr. Campbell 2nd Ms. Powell All Ayes Motion Carried

Election – There were only two proposals sent to management. Mr. Campbell suggested we go with the proposals that were sent in already. Mr. Simon stated that he only knows of three companies and was not familiar with these two.

Motion to accept American by Mr. Campbell 2nd Ms. Powell All Ayes

Motion Carried There will be seven seats for the election of Board Members

Committee Reports-

Event Committee- Ms. Johnson requested \$200.00 to help defray cost for the Father's Day Event Friday June 14th, 2024

Motion to give the Event Committee (Ms. Johnson) 200.00 for the Father's Day Event by Mr. Campbell 2nd Ms. Fields All Ayes Motion Carried.

Bookbag Giveaway – This event will take place in August.

Motion to accept the event committee report by Mr. Campbell 2nd Ms. Fields All Ayes Motion Carried.

Adjourn- Motion to adjourn by Mr. Campbell 2nd Ms. Padmore All Ayes Motion Carried.

Submitted by,

Christina Johnson, Board Secretary