

Patrick E. Gorman Monthly Board Meeting
Monday March 11, 2024

Board Members: Mr. Bender, Mr. Campbell, Ms. Powell , Ms. Fields, and Ms. Padmore
(excused)

Staff- Ms. Gaines (Site Manger)Mr. Budjia (Metro Rep.) , Mr. Moss (Accountant),
Mr. Simon (HCR Rep.), Ms. Williams(HCR Rep.)

Guest for Shareholders Segment- Assembly-Woman Monique Chandler -Waterman,
Councilman Chis Banks

Shareholders Segment – Mr. Bender opened the meeting asking if anyone had any questions or concerns that they wanted to discuss.

Concrete Work- Ms. Harrison 1371/3H questioned when the work would resume on the outside of the building? Ms. Gaines explained there was an issue with payment and HCR is working on making the payments. She again asked when the work would resume. Ms. Gaines stated that as soon as she knew the shareholders would be notified. Assembly woman Waterman spoke on helping with the ewrapp issue and stated that anything else she can help with to let her know she would do her best to help with different issues. She is currently in Albany but will inquire about the payment issue.

Chirs Banks stated that anything he can be of help with to call his office his do his best to comply and left his office phone number .

Flood-Ms. Miller 1381/12H- Ms. Miller stated she had a flood in her kitchen underneath a cabinet a pipe leaked. Ms. Gaines asked if she could speak about this issue now or at the regular board meeting, she was told to proceed. Ms. Gaines and Mr. Marque both went to her apartment to take pictures of the pipe and the flood. Ms. Miller also stated there is mold in the cabinet, she received the go ahead. Ms. Gaines stated there was a leak but nothing as Ms. Miller describes also there is no evidence of mold. The cabinet is old, but it is the regular wear and tear if it's not taken care of properly. Ms. Miller stated there is a smell in the cabinet and she needs a new cabinet, Ms. Gaines stated there is an odor but it's from negligent in the apartment and hoarding. Ms. Gaines told Ms. Miller she would check the cabinet for mold each month for mold.

1371/17G Ms. Mahon asked if they have the election results, she didn't see anything posted. Ms. Gaines stated there was no quorum so there could be no vote. It was decided to continue as is and have an election in October at the annual shareholders meeting.

Shareholders Meeting- Ms. Mahon also asked if the board considered that the night of the meeting, March 21st, is a parent teachers open school night.

Mr. Bender said he didn't know that but would discuss the issue with the board and notify the shareholders if there is a change of date.

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

All Ayes Motion Caried

Minutes- Motion to wave the minutes foe February by Mr. Campbell 2nd Ms. Powell

All Ayes Motion Carried

Superintendent Report- Mr. Marque asked to be excused from tonight's meeting. Ms. Gaines will send out his report to the board tomorrow.

Management Report-

Shareholder Time: Ms. Miller 1381/ 12H- This shareholder expressed on the shareholders time that she had a flood in her kitchen which damaged and left mold under her cabinet . She is requesting a new cabinet. She also said the water was up to her ankles. Ms. Gaines stated she and Mr. Marque went to the apartment and found no evidence of mold or a large flood. Her kitchen tiles were dry with no damage. The cabinet showed signs of aging but no mold or smell. The smell was of neglect in the apartment and hoarding. Ms. Gaines told Ms. Millers she would check the cabinet each month for mold.

Termination Letter- Ms. Johnson asked Ms. Gaines when the last day of work was for Mr. Quinones, she said February 15th. She is reaching out to the union for a replacement worker.

Arrears-Mr. Bender asked how many shareholders' arrears have been reversed and paid by Ewrapp. Ms. Gaines has stated only two so far but whoever applied before the deadline given, they will be reversed.

Concrete Work Payment- The payments are for the change orders. HCR being reviewed by upper management. They have all the documents that were requested we are waiting for them to release the payments. Accordingly, the work will resume when the payments are sent to the company.

Mr. Simon had no updates on when that would be but will ask for an update and let Ms. Gaines know if there is any information on the date the payments will be made. Mr. Bender remarked that the shareholder is wondering when the work will resume and finish. They also want to know when they can begin to utilize their terraces.

Local Law 97- Ms. Powell asked if there are any preparations being made regarding this Law so that we are complying with the law. Ms. Gaines stated she would reach out to Mr. Basil, the engineer, to help with this issue.

Motion to accept the management Report by Mr. Campbell 2nd Ms. Powell

All Ayes Motion Carried

Metro- Mr. Budjia has nothing to report. Mr. Budjia requested the stats on the rent increase from Mr. Simon.

Vacancy Report – Ms. Johnson asked Ms. Gaines if the vacant apartments were fully renovated. Ms. Gaines explained that some were, others are in the process of being renovated.

Motion to accept the vacancy report by Mr. Campbell 2nd Ms. Powell

All Ayes Motion Carried

Old Business

Rent Determination- According to Mr. Simon the commissioner is reviewing the application, and we will know what the increase will be once she is finish with her review. There is nothing that can be done until we hear from the commissioner.

Mr. Moss asked if we could negotiate with the commissioner on the amount of the increase.

Mr. Bender asked if the 11,91 amount be considered as an option. Mr. Simon stated while the commissioner is reviewing the report and takes everything into consideration all we can do is wait until she gives a final amount on the increase.

Superintendents Letter- The letter was sent to all board members for review. Motion to accept the letter that was recommended by our attorney prohibiting our employees from doing any renovation work while working at the cooperation unless they are hired by the shareholder and is licensed to do the work to be given to the super and staff by Mr. Campbell 2nd Ms. Powell All Ayes Motion Carried.

Shareholders Meeting- During the shareholders' meeting it was brought to our attention that the meeting is being held on a parents' night for schools: and should be changed to accommodate those parents that would attend the parents' night. After a poll it was decided to keep to the original date Thursday March 21 at 7pm in the community room. Ms. Gaines will send out the notices of the meeting and post them in the hallways.

Committees- At the previous meeting shareholders expressed interest in the committees that are not function(Finance, By-Laws exp.) during the meeting Mr. Bender will ask shareholders to sign up for various committees.

Rent Late Fees- Ms. Powell stated that shareholders are complaining about late fees and wanted to know the cutoff before the late fees are added to the rent.

Ms. Gaines stated if a shareholder complained to her about the late fee, she would check their account and reverse the fee if the shareholder rent is in good standing. The new rent receipt comes out on the 15th and does not know that the rent was paid on the tenth

especially on the weekend, but they can check the office when it was received.

Mr. Simon asked what date is on the rent receipt that the rent is due?

M. Bender stated the rent is due on the first, but the grace period gives you until the tenth.

Mr. Simon said that technically you are late with your payment if it is not received by the first of the month, is this correct? Mr. Bender said that is correct except for the grace period thus the 10th of the month, that most shareholders go by when making a payment. Bender also said shareholders have several ways to make a rent payment.

Ms. Powell stated that a lot of the shareholders are aging in place and may not know how to use the computer or phone so are still using checks or money orders. Ms. Gaines would be able to set them up with auto pay if needed, the payment would come out of their account on the 5th of each month.

Committee Reports

Event Committee -Ms. Johnson requested \$100 to help with the Easter Celebration for the children.

Motion to give Ms. Johnson \$100 for the children's Easter Celebration by Mr. Campbell 2nd Ms. Powell All Ayes Motion Carried

Maintenance Report- Ms. Powell stated her committee had a meeting last Tuesday and they did a walk through both buildings. During the walk through they saw some troubling issues that she would discuss with Ms. Gaines and Mr. Marque.

Motion to accept the Maintenance report by Mr. Campbell 2nd Ms. Johnson

All Ayes Motion Carried

Fund Raises- Ms. Johnson asked Mr. Simon and Ms. Williams if it was possible to have fund raises in the community for functions to be held for the shareholders. Mr. Simon said it is possible, but you would have to keep records of how much you receive, where it is going and receipts for when it is spent.

Ms. Johnson stated it was not for them other shareholders asked and she would like to be correct when answering other than sending them to management for clarity.

File Storage- Ms. Johnson asked Mr. Simon if there was a rule that we had to keep the files that are incredibly old or if they can be purged.

Mr. Simon stated they must be kept and cannot be purged.

Parking Garage Registrations- The cars in the garage will have to be registered with the management office in April. Ms. Gaines will send out notices.

Good & Welfare

Succession Rights and the Parking Garage-Ms. Powell asked Ms. Gaines if everyone that gets succession rights is aware the apartment does not come with the apartment, and they do not get parking rights. Ms. Gaines said she would check if anyone that has succession rights kept the parking.

Motion to adjourn by Mr. Campbell 2nd by Ms. Powell All Ayes Motion Carried

Submitted by

Ms. Christina Johnson

9-11-1918

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