**MASARYK TOWERS BOARD OF DIRECTORS**

# REGULAR MEETING WITH “OPEN” SESSION

# JULY 19, 2023

**Held in the Masaryk Community Center and via Zoom**

**ATTENDANCE:**

Directors present: Robert Caballero, Rosa De Los Santos, Pisan Duong, Carolyn English (arrived late @7:40 pm), Raquel Keating, Bernice McCallum, Laura Pagan, Margarita Perez, William Ramirez, Ted Reich, Jose Rivera, Yvonne Talton, Michelle Zheng.

Board members absent: Frank Fernandez, Christine Walford.

Also present: Mitch Magidson and Yik Kuan Ng of Metro Management; Attorney Scott Smiler.

**THE FIRST PART OF THIS MEETING WAS OPEN TO ALL SHAREHOLDERS’ PARTICIPATION ON ZOOM, AS ADVERTISED ON NOTICES POSTED IN EACH BUILDING LOBBY.**

1. **Masaryk Towers Corporation attorney, Scott Smiler** opened the meeting, welcomed the Zoom attendees, explained the agenda, and ground rules for the conduct of the meeting. He turned the meeting over to the president who called the meeting to order and called for a role call for attendance and approval of minutes.

1. **Attendance, quorum, and minutes**

* **June 21, 2023, meeting minutes**

Motion to accept minutes as presented made by Caballero and seconded by Keating.

**Roll call vote on the motion with 12 directors present, constituting a quorum.**

**Vote on the motion: Yes 12; No 0; Abstain 0. Minutes are approved.**

***See attendance and vote sheet on page 4.***

1. **Management report by Mr. Magidson, manager**

Covid-19 home testing kits and face masks are still available in the management office.

The switchover from Con Ed steam to our own boilers is complete. The co-generation units are not operational since Con Edison has not completed the gas connections to these units. The old steam equipment is being removed by Controlled Combustion.

The report of the Local Law 11 façade inspection is being evaluated by our architect and engineer.

The 2-bedroom waiting list has been compiled by HPD. Management will be mailing apartment applications and instructions to the first batch of 200 applicants.

1. **At 7:16 pm Mr. Smiler opened the meeting for written questions from the Zoom and telephone audience via the “chat” function.**

Questions were submitted with Mr. Magidson and Mr. Smiler responding. Questions taken from Zoom Chat voice record, included:

* Three questions were asked by Karen Blair on Zoom Chat:

1. Has the Board reviewed the dog committee’s PowerPoint presentation?

*Response by Magidson:* They are in the process of reviewing it.

1. Why is the park (between 77 & 87) closed?

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*Response by Magidson*: Reconstruction is not complete, and it is closed for safety reasons.

1. Has the board considered in-person meetings?

*Response by Smiler:* The board feel that this is the best way to conduct an orderly meeting so that we can respond to questions that shareholders have. If shareholders have problems getting on to the meetings via Zoom, please discuss it with management and they will be happy to instruct them.

*Mr. Smiler then turned to a written list of questions that were submitted by Sotera Ramos.*

* Why does it take 30 days to have meeting minutes approved?

*Response by Smiler:* The secretary needs time to transcribe the proceedings of the meeting into written form. This is then distributed to the board members, and then discussed and voted on at the following board meeting. The approved minutes are then translated into Spanish and Chinese which also takes time. They are then posted on the lobby bulletin boards.

* Can term limits be placed on the ballots for shareholders to vote on?

*Response by Smiler:* There are no term limits set in the current corporation by-laws. That does not mean that shareholders cannot submit an amendment to the by-laws changing that. In practice if you are not satisfied with a particular director, you have the ability of not voting for her/him the next time they run. Any shareholder may submit an amendment to the by-laws to be voted on at the next election.

* Who is responsible for deciding on the design of the playgrounds?

*Response by Magidson*: The Grounds committee and the board of directors are responsible for making all the decisions. To save money that we did not have, there was no initial design for the play/recreation areas except for restoration of the sprinkler and immediate area around it. Toward the end of the construction, we found that there would be some funds available to install and pave the walkways and dirt areas that are there now.

* Now that shareholders have raked leaves and garbage off the grass areas, is management going to continue directing maintenance to blow the leaves back on to the grass areas? Do you think the grounds would stay cleaner if they were maintained throughout the day as opposed to only in the morning hours?

*Response by Magidson*: We are working to get more regular grounds cleanup and they will be picking up leaves in addition to blowing them. As to cleaning up all day long, we do not have enough staff to do that. They have many other responsibilities that prevent that.

* Is management and the board addressing the issue of maintenance and security staff leaving early or should shareholders contact management?

*Response by Magidson*: All employees are required to clock out when they leave. If anyone leaves early, they do not get paid for missed time.

* Management has been made aware that individuals continue going on the gymnasium roof. What is the board doing about it?

*Response by Magidson:* I have discussed this with ALD (the gym tenant), and they insist that their staff and guests do not go on the roof. Contractors with work to do on the cooling system for the boiler room equipment have been on that roof. Some of them may have been smoking up there. That will stop.

* Several questions were asked regarding dogs: Now that dog owners are allowed to let their dogs urinate all over the grounds, who is responsible for cleaning it up? We all understand the urgency of dogs needing to urinate when their owner does not take them out in time. Why can’t they all have training pads to prevent them from urinating all over our grounds? When is the board going to begin registering the dogs in Masaryk? Are the dog owners who allow their dogs to urinate and defecate on the grass and playgrounds getting summons?

*Responses by Magidson:* While dog owners are required to clean up after their dogs, the issue of urine has never been addressed. Maintenance does hose down the walkways every morning. If

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shareholders want training pads, that would be in their apartments. It is not something Masaryk would put up. We are working on developing forms and details for registering dogs. Dog owners must clean up after their pets, they are not allowed to on the grass and in the play areas and violators will receive violations.

* When there is an opening in the maintenance department why is it filled with a security worker?

*Response by Magidson:* When there is an employment opening in the maintenance department and a security employee applies for the position, I have a known person. They have a known employment history at Masaryk, they know Masaryk and take less training than a new hire. When I hire a security worker, I know that they have a NY State Security license. This has worked out very well.

* Is management aware that shareholders are subletting their parking spots?

*Response by Magidson:* No, absolutely not. The person asking that question should contact me immediately and give me such information in confidence. We spend a lot of time keeping track of the parking spaces, annual car registrations and insurance documents and licenses. We call car owners at least once a year to check for up-to-date documentation. As far as I know everyone parked in the lots is there legitimately.

* What is being done about the shabby commercial storefront signages?

*Response by Magidson:* We are reaching out to sign companies to get proposals to submit to the stores for new signage. If anyone knows of such firms, please let us know.

* Why was the store between the luncheonette and the pharmacy rented to another children’s program when the gym already services children in the community?

Response by Smiler: ADL (the gym tenant) does do some community outreach and has programs, but that is not their focus; they are a fashion company. The new tenant in the store, Happy, Healthy Kids, is dedicated to pre-school, after-school children’s programming.

* Shouldn’t the Sanitation department be contacted to demand the stores keep their outdoor areas clean or get fined?

*Response by Smiler:* Management has been and will continue to be in contact with the commercial tenants to make sure they keep their areas clean. We don’t want to lodge complaints against them. Often, Sanitation will fine the property owner, Masaryk and we don’t want to create that problem. We request that Masaryk residents do not complain to Sanitation for the same reason. Please speak with management instead.

* What is being done about drug dealing and marijuana smoking in front of the stores?

*Response by Smiler:* Smoking marijuana is now not against the law in New York. Illicit drugs other than marijuana is a crime. In that case, please call 911. Management and our security staff cannot take any action, so please call the Police.

* The recycling can/bottle area adjacent to the supermarket is dirty and unkempt. Can management get Key Food to do a better job keeping the area clean?

*Response by Magidson:* I will speak with them.

**At 7:36 pm** Mr. Smiler closed the open session and thanked those who participated and submitted questions.

1. **The executive session was called to order by the president at 7:40 pm**
2. **Further Management issues**

* Thirty-six outdoor benches are scheduled to ship to us next week. The delivery date is unknown at this time. Twenty-seven benches will fill the concrete pads in front of 71, 87, the flagpole area and around the Dr. Martin Luther King memorial (to be reconstructed). Proposals for picnic tables/benches for the areas between 77 and 87 were discussed.

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* **MOTION** by Keating and seconded by Ramirez:

**“Resolved, the Board of Directors authorizes management to purchase five (5) sets of round outdoor metal with rubberized coating picnic tables with seats: 3 sets with 6 seats with backs and 2 sets with backless bench seats.”**

**VOTE on the motion: Yes – ALL. Motion is approved.**

A poll was taken as to the preferred color of these units: green was preferred.

These tables would be placed in the one-fifth section closest to 77.

Suggestions for the surface and usage of the other sections were discussed with no decisions made.

1. **October Annual Shareholders Meeting and Election**

Attorney Smiler went over some details of the Meeting and Election that the Board had previously discussed and agreed to, including the incentive raffle, no candidates’ night, candidate’s bio/resume as part of the election package,

1. **New Laundry Room contract**

The new laundry rooms contract has been approved by HPD. Attorney Smiler and management will proceed with getting the new provider in motion.

1. **Elevators**

Discussions are ongoing with HPD and our elected officials to get Masaryk on a hot list for funding new elevators.

1. **Dogs at Masaryk. Report of Dog Committee meeting held on July 5, 2023.**

Director Caballero presented a summary of the presentation by Ms. Golod at the meeting. The dog owners want to make a slide presentation to the entire board which details their proposals for their “Best Dog Practices.” The directors discussed some of the details of their proposals, the costs, the practicalities, the enforcement, the finances, the possible locations of some of their proposals, and the realities. Other factors discussed included enforcing the established policy of requiring dog registration. With no countering proposals on the table, the issue was tabled for future discussion.

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**ATTENDANCE AND VOTE SHEET - MASARYK BOARD OF DIRECTORS MEETING, JULY 19, 2023**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Attendance @7:07pm | 6/21/23 Meeting Minutes | Resolution to purchase picnic tables. |
| Caballero | **✓** | Yes |  |
| De Los Santos | ✓ | Yes |  |
| Duong | **✓** | Yes |  |
| English | Arrived @ 7:40 pm | x |  |
| Fernandez | x | x |  |
| Keating | ✓ | Yes |  |
| McCallum | ✓ | Yes |  |
| Pagan | ✓ | Yes |  |
| Perez | ✓ | Yes |  |
| Ramirez | ✓ | Yes |  |
| Reich | ✓ | Yes |  |
| Rivera | ✓ | Abstain |  |
| Talton | ✓ | Yes |  |
| Walford | x | x |  |
| Zheng | ✓ | Yes |  |
| **VOTE** | **Present: 12** | **Yes: 12**  **No: 0** | **Yes: 12**  **No: 0** |
|  |  | **Abstain: 0** | **Abstain: 0** |

**No other motions were made, or votes taken.**

**The meeting adjourned at 8:45 pm**

**Minutes submitted by Ted Reich, secretary.**