**MASARYK TOWERS BOARD OF DIRECTORS**

# REGULAR MEETING WITH “OPEN” SESSION

# MARCH 20, 2024

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

**ATTENDANCE:**

Directors present: Robert Caballero, Rosa de Los Santos, Pisan Duong (on phone @7:28pm), Carolyn English, Raquel Keating (on zoom & phone), Bernice McCallum, Laura Pagan, Margarita Perez, William Ramirez, Ted Reich, Jose Rivera, Yvonne Talton, Christine Walford.

Board members absent: Frank Fernandez, Michelle Zheng

Also present: Mitch Magidson, Juliet Graham, and Alex Baran of Metro Management.

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

1. **Board president Bernice McCallum** called the meeting to order, welcomed the Zoom attendees, and called for a role call for attendance.

1. **Attendance and quorum @7:08 pm. 11 directors present, constituting a quorum. Two more directors joined the meeting via telephone and zoom later.**
2. **Board minutes. None presented by the secretary.**

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

1. **Management report by Mr. Magidson, Manager**
* There was a test of the emergency generator which involved shutting down one elevator in 77 and one in 81 for about an hour. The test went well. The same test of the go-generation units will be conducted later.
* The gate controllers in both parking lots were repaired today. The controller in the Columbia Street lot needed a new signal receiver which requires that all the remote-control units must be reprogrammed. Shareholders who park their vehicle in the small lot received a notice today instructing them to call Maintenance (212) 982-2374, 7:00 am – 4:00 pm to make an appointment to have your remote reprogrammed. This must be done in person and takes less that one minute. Once all are reprogrammed, the gate will be closed once again.
* Most of the lobby monitors are working properly. The others still need to be adjusted.
* As we reported last month, we have started to meet every other week with an HPD project manager to work out the scope of work which will include modernization of all 16 elevators, Local Law 11 façade work, replacement of the roofs and roof railings, replacement of the windows and possibly other projects. HPD hopes to have the scope

**Minutes of Masaryk Towers Board of Directors Meeting, March 20, 2024 Page 2 of 4**

of work and financing in place by the end of this year. This is good news for us. We will keep you updated.

1. **Committee reports**
2. **Parks committee report by Mr. Caballero,** read from printed report attached to these minutes. This meeting was held on March 6, and was open to all residents. The main concern was the large play area between 77 and 87.
3. **Board Report newsletter report by Mr. Reich.** The March 2024 issue was distributed to all the apartments. Thanks to all those who helped produce it.
4. **Maintenance committee report by Ms. McCallum.** Approximately 16 people attended. The main problem discussed lobby doors not closing properly.
5. **CAP/Summer Youth Employment Project report by Ms. English.** Recruitment is still in progress for the program which is sponsored and supervised by Henry Street Settlement. Lower East Side People’s Federal Credit Union is also involved, training youth to be fiscally responsible. Participation by youth ages 14-17 is still open. Speak to me or any of the directors.
6. Mr. Ramirez reported that another possible vendor visited to assess the grounds for improvement, and another to assess our internal fence needs. Both will submit proposals and costs.

1. **No written questions** were submitted by shareholders in advance. Therefore, the meeting was opened for questions from the Zoom and telephone audience via the “chat” function at 7:28 pm for the customary fifteen minutes. Property manager Mitchell Magidson responded to the questions.
2. Eliza: Can we get more parking spaces, for instance under the WilliamsburgBridge?*McCallum responded:**We did look into the possibility of obtaining parking under the bridge several years ago and brought it to the Community Board. The space is under the authority of the Department of Transportation, and they have outright rejected the idea. Magidson then discussed the new regulation regarding “Reasonable Accomodation” which allows preferential treatment for disabled individuals, including requests for parking spaces. We have assigned several spaces in compliance with this.*
3. Dariusz, Bldg. 81: What might be the approximate cost of the capital repairs that you spoke of and what kind of increase in maintenance would that necessitate? *Our discussions with HPD to this point show an approximate cost of $40 million. This is approximately the same as the last loan and comments from the HPD representative lead us to believe that the maintenance increase would probably be in the same four to five percent annual increase over three years.*
4. Susan, Bldg., 85: What is the schedule for upgrading the radiators*? If you are referring to the replacement of the old valves to new TRVs (Thermostatic Radiator Valves), we should be restarting that program after the current heating season. We have also* ***submitted application*** *to Con Ed for their free program to replace the “steam traps” on all radiators.*

**Minutes of Masaryk Towers Board of Directors Meeting, March 20, 2024 Page 3 of 4**

1. Dariusz, Bldg. 81: Please give an update of when the Masaryk website will be up and running and will there be a cost for each shareholder? *No firm answer as to when. It is being worked on. Also, no information as to cost to shareholders. Will keep you all informed.*
2. Sotera, Bldg. 65: How many vacant apartments doe we have? *We currently have four vacant apartments with 2 or 3 of them awaiting approval by HPD,*
3. Sotera, Bldg. 65: Why does the Board of Directors hold their monthly meetings in the Community center rather than the board’s office in 77? There are *two reasons. There is no Wi-fi available in the room in 77, and there is more space to spread out in the community center.*

 **At 7:48 pm,** after 20 minutes,Q&A and “Open” session was closed and those who attended and submitted questions were thanked.

**The executive session was called to order by the president at 7:50 pm.**

1. **The president opened discussion on the large “sprinkler” park between 77 and 87.** There have been several meetings at which various proposals were discussed, the landscape students from CCNY have submitted proposals, estimates for asphalting the area have been solicited. It is time to decide on the course. The president surveyed the board members as to their preference: eleven want to repave the whole area (not including the sprinkler area).

**A motion was made by Ramirez and seconded by Walford:**

**“Be it resolved, the Masaryk Towers Board of Directors agrees to have the large park area, between buildings 77 and 87, rebuilt with all asphalt surface, except for the existing sprinkler area and its curbs; removing all other existing curbs and dirt areas,”**

Extensive discussion took place, the question was called, and Reich called for a roll-call vote.

**Vote on the motion: Yes – 9; No – 4; Abstain – 0. The motion is approved.**

1. **Bids received from elevator consultant to design and write specifications for the modernization of our 16 elevators. This does not include the modernization itself.**

**Three sealed bids received by management. Magidson proceeded to unseal the bids. The three bids are from:**

* **Sierra Consulting Group. Total bid: $28,000 +**
* **DTM. Total bid: $175,180**
* **Solucore. Total bid: $64,600**

**A brief analysis of the three bids showed inconsistencies in the services offered. Magidson will forward the bids to Attorney Smiler, and they will compare the details and the bids. At this point, the board cannot proceed.**

**Minutes of Masaryk Towers Board of Directors Meeting, March 20, 2024 Page 4 of 4**

**ATTENDANCE AND VOTE SHEET - MASARYK TOWERS BOARD OF DIRECTORS MEETING,**

**MARCH 20, 2024.**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Attendance @7:08pm | Motion to asphalt large park |  |  |
| Caballero | **✓** | Yes |  |  |
| De Los Santos | **✓** | Yes |  |  |
| Duong | **✓** on phone @7:28 | Yes |  |  |
| English | ✓  | No |  |  |
| Fernandez | x | x |  |  |
| Keating | ✓ on phone & zoom | Yes |  |  |
| McCallum | ✓ | Yes |  |  |
| Pagan | ✓  | No |  |  |
| Perez | **✓** | Yes |  |  |
| Ramirez | ✓ | Yes |  |  |
| Reich | ✓ | No |  |  |
| Rivera | ✓ | No |  |  |
| Talton | **✓** | Yes |  |  |
| Walford | **✓** | Yes |  |  |
| Zheng | x | x |  |  |
| **VOTE** | **Present: 11**  | **Yes: 9****No: 4** |  |  |
|  |  | **Abstain: 0** |  |  |

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

**The meeting adjourned at 8:25 pm**

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