**MASARYK TOWERS BOARD OF DIRECTORS**

# REGULAR MEETING WITH “OPEN” SESSION

# APRIL 17, 2024

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

**ATTENDANCE:**

Directors present: Robert Caballero, Rosa de Los Santos, Pisan Duong (on phone), Carolyn English, Raquel Keating (arrived late @7:17), Bernice McCallum, Laura Pagan, Margarita Perez, William Ramirez, Ted Reich, Jose Rivera, Yvonne Talton, Christine Walford, Michelle Zheng.

Board members absent: Frank Fernandez.

Also present: Mitch Magidson and Alex Baran of Metro Management; Attorney Scott Smiler.

**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 @7:10 pm with 13 directors present, constituting a quorum. One more director joined the meeting @7:17 pm.**
2. **Board minutes, presented by the secretary, Mr. Reich.**

* February 21, 2024. Motion to approve made by Caballero, seconded by De Los Santos.

Vote on the motion: Yes – 11; Abstain – 2. Minutes are approved.

* March 20, 2024. Motion to approve made by Caballero, seconded by Ramirez.

Vote on the motion: Yes – 11; Abstain – 1. Minutes are approved.

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

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

We have received several complaints of knocking in the steam lines and discoloration in the hot water. Steps were taken to alleviate these problems. I you continue to have these problems, please call maintenance.

The lobby monitors are back in operation except for building 81 which requires another visit by the contractor.

We continue to have bi-weekly meetings with HPD’s project manager re. the capital repairs which will include modernization of all 16 elevators, Local Law 11 façade repairs, replacement of all the roofs, replacement of all windows, and replacement of all the apartment electric panels, HPD’s goal is to have funding in place by the end of this year.

Remember to submit your annual income affidavits by the end of this month, They do not have to be notarized.

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1. **Mr. Smiler opened the meeting for questions from the Zoom and telephone audience via the “chat” function and then to the written questions submitted in advance** at 7:18 pm for the customary fifteen minutes. Property manager Mitchell Magidson and Attorney Smiler responded to the questions.

**Live questions:**

* Dariusz, Bldg. 81: When did the new regulation regarding “reasonable parking” come down and when and how were shareholders notified of it? **I don’t know when this law was enacted or exactly when we were notified of it. This did not come from HPD. We did send out a notice to all the shareholders advising them of this and we received approximately six to twelve requests within a few days. Since then, more than 20 more requests have been submitted. We have accommodated several of these shareholders with parking spots.**
* Dariusz, Bldg. 81: When will the Finance Committee have a meeting? **Treasurer Keating responded: We are trying to get a date from the accountant. He will be available hopefully in the next few weeks.**
* From unidentified person: Have the costs of the new capital projects been determined during the meetings with HPD? **The rough estimate of the projects I discussed earlier is $40 to $45 million dollars. But since the actual scope of work has not been determined, this is really a rough estimate. According to the HPD representative the interest rate could be approximately the same as our last loan. It will probably take another few months before we have more realistic numbers.**
* Sandye, Bldg. 71: Can you get Grand St. Settlement to clean up their property just outside our west gate? **I will speak to the Settlement folks about this.**

**Written questions:**

1. Sotera, Bldg. 65: We've noticed that there have been several staff changes in both security and maintenance during the past 3 months. Why hasn't the Security and Maintenance committees reported these changes during the Zoom meeting?
2. Stephania, Bldg. 81: Can we please implement a policy where Security and Maintenance committees report personnel changes during the Zoom meetings so that shareholders know exactly who the security and maintenance personnel are? And, can we have a notice welcoming the new personnel posted on the Bulletin boards or on our digital monitors? **We will take this suggestion under advisement**
3. Sotera, Bldg. 65: The city of New York has been on high alert due to the recent international conflicts, what measures are being taken to educate our security regarding emergencies and evacuations?
4. Sotera, Bld. 65: Can we please get immediate CPR training for security employees which was offered daily on-site Masaryk Seahorse? **All security staff was CPR trained and certified over the past several years. We will arrange with Aquatic Solutions about updating and training newer employees.**
5. Johnny, Bldg. 71: Do we have a primary location in case of an emergency evacuation?
6. Johnny, Bldg. 71: We’ve researched! Why hasn’t Masaryk set an Emergency Evacuation Plan while other Mitchell Lamas do have one**?  There are several questions and concerns regarding this. An emergency plan can be discussed at the Security Committee meeting in the next few weeks. Our buildings are considered fire-safe so**

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**unless the fire is in your apartment, that is the safest place to shelter. We can discuss this further and set some other protocols in motion as needed.**  
**7**. Lana, Bldg. 71: Can you please explain what is the protocol in case of an emergency and are all security personnel trained to be prepared in such a case?   
**8**. Lana, Bldg. 71: In light of the previous mild earthquake.  According to the Emergency Disaster plan in the Community Center the second means of egress is through the terrace. How are senior using walker supposed to climb over the railings. Don’t you think an opening on both sides to a ramp is needed? **In high-rise buildings like Masaryk, the terraces and windows are a means of egress only if with Fire Department assistance.**

1. Sotera, Bldg. 65: When is the Security Committee meeting? **In the next few weeks.**  
   **10**. Norma & Sandye, Bldg. 71: Can we please get a date for the lobby monitors to be online and can all open committee meetings be announced on the lobby monitors? As I said earlier, all but one of the lobby monitors are working. **Yes, we can post meeting notices, but paper notices will still be posted as well. Since there are several notices posted on the monitors and the rotation time does not allow for much time to read such a notice, the monitors are not effective as the sole form of notice.**
2. Judith, Bldg. 87: Why weren’t shareholders given the opportunity to decide what material would be used on the circular park grounds? **They were, at several meetings. Several suggestions were made and the board considered and discussed them and came to their decisions.**
3. Elsie, Bldg. 87: Why hasn’t the Parks Committee addressed the Exercise Park, since it also needs to be upgraded and when is the asphalt going to be replaced in that park? The floor is becoming unsafe for the Activity’s Committee and Sea horse to hold activities there.  It’s looking very poor and unsafe. **Yes, this area will be addressed as well in time.**
4. Gloria, Bldg. 77: Are the three submitted elevator designs and specifications for the modernization of our 16 elevators bids also submitted by Ramirez?  **The three sealed bids have been discarded. Our engineer will be soliciting new sealed bid packages.**
5. Elsie, Bldg. 65: Seven Board Members are not listed in committees, what is their roll on the board? **They are members. Not everyone is on a committee.**
6. Sotera, Bldg. 65: Why was Asphalt which is poisonous selected as an alternative without the shareholders’ approval?
7. Nereida, Bldg. 87: Why hasn’t the Board of Directors put together the survey that would allow shareholders input into completing the Park stated they would in previous meeting?
8. Elsie, Bldg. 65: If there is a problem with the Park drainage system, why wasn't this issue addressed before Mitch decided to begin reconstructing the Park with this Pie Design?
9. Johnny, Bldg. 71: Can you give a final explanation as to how the Park Project will be financed? **The work will be paid from past surpluses in the operating account. There were several meetings held where shareholders voiced their opinions.** **The drainage issue has always existed.**

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1. Martha, Bldg. 65: What’s happening with the Equity paid for each occupied apartment; and if used on what and how do you intend to put it back? **The equity paid by incoming shareholders is the same money repaid to outgoing shareholders.**
2. Lana, Bldg. 71: Are we having ‘Candidates Night; and can each running candidates provide their own Bio to include what motions they approved throughout their service and what they’ll bring to the table if elected? **To be determined.**
3. Lana, Bldg. 71: Why can’t shareholders view the monthly zoom meetings in the community tech room and the board meet in the Community Room? **That can be discussed for the future.**
4. Charmayn, Bldg. 71: When are the new benches in front of 71 going to be installed and is it possible to plant bushes around the borders of all the grounds behind the benches? **Can be discussed for the future.**
5. Johnny, Bldg. 71: Can we look into replacing the directories in the front entrances of all the buildings and implementing LED lights behind the building numbers on the side cement canopy of the buildings? **Yes.**
6. Jepthahlin, Bldg.  77: If we're unable to accommodate the creation of the Dog Park, is there an alternative site within Masaryk that could be used as a Dog Park? **To be determined.**

**25**. Jepthahlin, Bldg.  77: Why would shareholders have to pay for the Masaryk Website as stated in your response to Dariusz’s question on March 20th? **Not by shareholders directly. Will be paid from Masaryk operating funds.**

**26**.     Marek, Bldg. 77: Recently, during two heavy rain downpours, carpets were not rolled out in the lobby of building #77 for whole days. How does the Management plan to deal with this preventable safety issue caused by the wet floors in the lobby? **This was unusual. The runners are almost always rolled out for bad, wet weather.**

**27**. Jolanta, Bldg. 77: What are the budget plans for purchasing the plants (flowers, shrubs, and trees) for the new park area? **No budget set yet.**

**28**. Jolanta, Bldg. 77: Has there been any progress on creating the email and text message system for building notices?  Residents proposed it during the meeting in 2019 before the COVID pandemic, and the director of Metro Management reassured that his company could do it similarly to other Mitchel Lama buildings they manage.  Why hasn’t the official Masaryk Towers website and electronic notification system to post no electricity, water shutdowns, repairs, and other important information been completed? **The website should be ready in the next few weeks.**

**At 7:35 pm** 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 7:37 pm.**

1. **Executive Committee report.**

The Executive Committee met on April 15 to discuss two items related to Champion Pizza. The president reported the following:

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* Esther Yang of Super Happy Healthy Kids presented a request to take over the Pizza store.
* Champion Pizza/Haki Akidenz does not have a current lease. His last lease expired 2 years ago, and Management has not been able to get him to agree to a new lease. He is now a month-to-month tenant @$4,000 per month. In discussions with

the manager, Haki has verbally agreed to pay $4,750 per month. There was much discussion and speculation about who actually owns the lease and who runs the business.

After discussion, the Executive Committee recommends to the whole board that Management present Champion Pizza/Haki with a new lease @$5,000 per month, with annual increases (with the option of negotiating down to a bottom line of $4,800 per month) for a 5-year period with a 5-year renewal option, also with annual increases. To allow the sale of “Spanish” food. Also continue Haki’s personal guarantee of rent rider.

During discussion by the members, the following motion was made:

**MOTION** by Keating and seconded by English:

**“Resolved the board of directors directs management to consummate a new lease agreement with Champion Pizza for five years with a five-year option, starting at $4,800 per month with annual 3% increases. Champion Pizza would be allowed to sell “Spanish” food. Haki’s personal guarantee of the rent rider is part of the lease.”**

After further discussion, the question was called, and a roll call vote was taken.

**VOTE on the motion: Yes – 11; No – 3; Abstain – 0. The motion is approved.**

* The Grounds Committee will meet tomorrow, April 18, at 7 pm.
* **Repaving the large play area between 77/81 and 85/87.** Mr. Ramirez reported that he and Mr. Magidson met with several paving contractors. As a result, they have narrowed their recommendation to two: Precision Paving and Ace General Contracting. The work would include removing dirt form the pies down to the base of the existing curbs (except for the curbs enclosing the sprinkler area), removing the included curbs, installing up to 8” of “RCA base,” grade the area and install new 3” of top asphalt, compress it to 2”; roll the asphalt and “pitch for water to drain properly.”

They recommend retaining Precision Paving for the cost of $98,800.

Discussion ensued. Concerns about the “toxicity” of asphalt were expressed and refuted.

**MOTION** by Ramirez, seconded by De Los Santos:

**“Resolved the board of directors directs management and our attorney to review, refine and sign the proposed contract with Precision Paving for the cost of $98,800.”**

The question was called, and a roll call vote was taken.

**VOTE on the motion: Yes – 11; No – 3; Abstain – 0. The motion is approved.**

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

**APRIL 17, 2024.**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Attendance @7:10pm | Meeting minutes 2/21/24 | Meeting minutes  3/20/24 | Pizza/Haki  lease | Precision Paving contract |
| Caballero | **✓** | Yes | Yes | Yes | Yes |
| De Los Santos | **✓** | Yes | Yes | Yes | Yes |
| Duong | **✓** on Zoom | Yes | Yes | Yes | Yes |
| English | ✓ | Yes | Yes | Yes | No |
| Fernandez | x | x | x | x | x |
| Keating | ✓late @7:17pm | x | x | Yes | Yes |
| McCallum | ✓ | Yes | Yes | Yes | Yes |
| Pagan | ✓ | Yes | Yes | Yes | No |
| Perez | **✓** | Yes | Yes | Yes | Yes |
| Ramirez | ✓ | Yes | Yes | Yes | Yes |
| Reich | ✓ | Yes | Yes | Yes | No |
| Rivera | ✓ | Yes | Yes | Yes | Yes |
| Talton | **✓** | Yes | Yes | No | Yes |
| Walford | **✓** | Abstain | Yes | No | Yes |
| Zheng | **✓** | Abstain | Abstain | No | Yes |
| **VOTE** | **Present: 13 @ 7:10 pm** | **Yes: 11**  **No: 0** | **Yes: 12**  **No: 0** | **Yes: 11**  **No: 3** | **Yes: 11**  **No: 3** |
|  |  | **Abstain: 2** | **Abstain: 1** | **Abstain: 0** | **Abstain: 0** |

Also present: Magidson, Baran, Smiler.

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

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

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