

**Patrick E. Gorman, Monthly Board of Directors Meeting  
Monday December 11, 2023**

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

**Staff-** Ms. Gaines(Site Manager), Mr. Tom Budija(Metro Management), Mr. Marquee(Superintendent), Mr. Wagner(Attorney)

**Approval of the Agenda- Motion to approve the agenda by Mr. Campbell 2<sup>nd</sup> Ms. Powell  
All ayes Motion Carried**

**Minutes- Motion to approve November 13, 2023, minutes with any corrections by Mr. Campbell 2<sup>nd</sup> Ms. Powell All ayes Motion Carried**

**Excused-** Mr. Budjia asked to be excused because of a family emergency.

**Superintendent Report-**

**11/17** Ms. Padmore asked if the water had damaged any other apartment other than 15B. Mr. Marquee stated no other apartment on that line had water damage.

Ms. Padmore asked about all the plumbing issues within the two buildings. Mr. Marquee stated the building's plumbing is older so there are various issues, but they are dealt with as soon as possible to prevent other issues.

**11/28** Mr. Wright questioned if there were any other apartments affected by the water damage from this apartment. Mr. Marquess stated only 17K Ms. Fields apartment. Ms. Gaines will contact Ms. Fields when the work is done in her apartment bedroom closet resulting from the water.

**Motion to accept the Superintendents Report by Mr. Campbell 2<sup>nd</sup> Ms. Powell  
All ayes Motion Carried**

**Management Report-** Ms. Gaines sent out hard copies of her monthly report as well as emailed.

**Legal-** Ms. Gaines stated she sent a list of organizations that help with rent to those shareholders on the arrears list.

**1371/ 1k** this shareholder was scheduled to be evicted tomorrow, unfortunately the L & T attorney called to say he would have to restart the case because of some other issues.

**5J-** The arrears listed was incorrect , on the report it read \$68846, it should read 6,846. Ms. Gaines will correct this error.

**7G-** PEG has possession of the apartment but must wait until the court case is decided before selling the apartment.

**5K-** The shareholder has applied to an agency for help, there can be no eviction once they prove they are seeking help with the maintenance.

**17E-** There was a warrant placed on the door which was removed. The shareholders are claiming the warrant was improperly served.

**1381/11J-** This shareholder has a balance but paid 28,000.00.

**6K-** This shareholder had her maintenance paid by enwrapped but it was withdrawn, she is appealing this decision.

**12D** is applying to enwrapped.

**17E** Management will initiate a skip trace concerning the shareholder.

Mr. Wright suggested a letter go to the shareholders that are applying to enwrapped concerning the fact that the agency does not pay for co-op maintenance.

Mr. Campbell suggested Ms. Gaine get some information from this agency and post it.

**1F** must be renovated the next person on the list will accept 5C in 1371.

Ms. Padmore asked who visited the outgoing apartments, Ms. Gaines stated herself and Mr. Marque. Ms. Padmore asked to see renovated apartments, Ms. Gaines stated there is a new rule from HCR. The outgoing shareholder cannot be charged for wearing and tear of the vacated apartment only if there are signs of neglect.

**Election-** Honest Ballot sent letters to those shareholders that didn't vote in the election asking them to send in their vote.

**Security-** Ms. Johnson asked the details surrounding Mr. Breamfield. Ms. Gaines stated Mr. Planco(Security Supervisor) stated Mr. Breamfield left his post saying he was quitting.

Ms. Gaines stated she is waiting for a decision from people in a higher position. The board asked Ms. Gaines to speak with the president of ALLIED SECURITY so we could get Mr. Breamfield returned . Ms. Gaines will keep the board updated concerning this issue.

Ms. Padmore suggested a meeting with the company rep. concerning the officers that are sent at Gorman. Ms. Gaines will let us know when they can meet with us.

**Motion to accept the management Report by Mr. Campbell 2<sup>nd</sup> Mr. Wright**

**All ayes Motion Carried**

**Ms. Gaines was excused.**

**Old Business-**

**Board Election-** This was discussed earlier in the meeting.

**Reasonable Accommodations Form-** Mr. Wright clearly explained the difference between Service Animals and Emotional Support animals. Mr. Wagner came on the call to further explain the correct form we could use to remind the shareholders of the no animal rule here at Gorman. Mr. Wagner will send a copy of the form and the law to the board and management. Mr. Bender asked how do we get the dogs that some shareholders have out of the building? Mr. Wagner suggested management speak with the court attorney. Mr. Wright asked if there is a user-friendly form that could be sent to the shareholders. Mr. Wagner will send the form to management. Wagner stated there is also a form from HCR from the Commissioner of Human Rights that could be used. Mr. Bender asked Mr. Wagner to have the form sent to management as soon as possible.

**Community room-** Ms. Padmore asked if we were going to raise the fee for rental of the community room? Mr. Bender stated the fee was raised in October.

**Committee Report-**

**Event Committee- Childrens Christmas Party-** Ms. Johnson stated the party is on track for Saturday December 16 to begin at 5-9pm. The only donation received was from Metro of \$250.00, which was given back to them. They check was addressed to Peg Childrens Party )not able to cash it) They will generate another check.

**Staff Christmas Luncheon-** The luncheon will be held on Thursday December 24<sup>th</sup> at 1pm. They will have lunch from Red Lobster , some of the shareholders will donate different dishes.

**New Years Eve Party-** The event Committee will be hosting the party this year. December 31<sup>st</sup> 10pm-3am in the community room. The ten-dollar cover charge will take care of the DJ, decorations and other items needed.

**Motion to accept the event committee report by Ms. Padmore 2<sup>nd</sup> Mr. Campbell**

**All ayes Motion Carried**

**Maintenance Committee-** The committee met last Tuesday(December 5<sup>th</sup>, there were complaints concerning the dogs on the property urinated in certain spots and other things. Ms. Powell suggested that shareholders who have animals pay an extra fee to have them in the apartment. Mr. Wright stated that would be illegal if they had service or emotional support for animals. Mr. Wright also stated if an animal is in the apartment, they should have a letter supporting that in their file.

**Motion to accept the maintenance Report by Mr. Campbell 2<sup>nd</sup> Ms. Padmore**

**All ayes Motion Carried**

**Motion to Adjourn by Mr. Campbell 2<sup>nd</sup> Mr. Wright All ayes Motion Carried**

**Submitted by,**

**Christina Johnson,  
Board Secretary**