

Board Meeting

March 13, 2023

attendance

1) Mary Barrett

2) Gloria Eaton

3) Carla D. Frances

4) Cleopatra Monroe

5) Marjorie L. Miller

**TILDEN TOWERS HOUSING CO. INC.  
3511 BARNES AVENUE  
BRONX, NEW YORK 10467**

**MINUTES OF THE BOARD MEETING OF MARCH 13, 2023**

Present: Mary Barrett, Gloria Eaton, Carla D. Francis, Cleopatra Monroe, Marjorie L. Miller

**Items:**

- Proposal from Jason York to clean up apartment 2F for \$2800. At this time the Salvation Army has been called and currently removing items from the apartment. Once this is done an evaluation will be done to see what is left. In addition, an apartment inspection will be done.
- Call made to JS Construction to see what was the delay in starting restoration on apartment 9D. Will start on March 14, 2023.
- More corrections to be done for Section 8 violations.
- Telephone conversation with Bruce Sontag (building lawyer) regarding to have an election for the 1-year position or wait to have an election in September to include the 1 year and 2-year positions. The consensus was to wait until September and the target dates were 14, 21 and 28. Bruce Sontag will check with the election and HPD regarding target dates.
- Stressed that a resolution need to be made as to what procedure should be put in place when circumstances/events need to be addressed.
- Apartment 7E waiting on Succession right decision.
- Apartment 7G – need for Metro Management to check from January 2021 to present to see what is owed since Succession Right took place.
- Visited apartment 10C and 2F. Unable to enter apartment 2F (too cluttered).
- Need to vote on reimbursement for work and /or mold report (\$900 or \$1900) for shareholders of apartment 16B.

Submitted by Marjorie L. Miller  
Secretary  
March 20, 2023

**Vacant Apartment Inspection:**  
**3511 Barnes Ave. Bronx, NY 10467 #10C**

**Living Room:**

Replace light fixture  
Replace floor tiles  
Remove shelf in living room closet

**Dining Room:**

Replace light fixture  
Replace floor tiles  
Remove curtain rod

**Kitchen:**

Replace base cabinet & counter tops  
Replace floor tiles  
Remove rangehood  
Remove back splash

**Hallway:**

Replace floor tiles  
Remove wall mirror (wait for tenant choice)  
Remove intercom phone

**Bathroom:**

Replace sink and vanity  
Remove shower door  
Remove extra shelf from wall  
Tub tiles need to grout and seal

**Bedroom:**

Remove nails, scrape & plaster wall  
Remove curtain brackets  
Replace floor tiles  
Replace light fixture  
Remove extra shelf in closet

Paint entire apartment  
Smoke & Carbon detectors missing  
Linen closet remove paper from shelves and remove extra shelf  
Replace all light switch covers

**Revised copy – 03/16/2023**

**Jason York**

**Phone: 646-836-2095**

**1Aceyork@g-mail.com**

**Proposal for clean-out of Apartment/Unit**

**Apartment 2-F:**

**Tilden Towers 1**

**3511 Barnes Ave**

1. Pack and removal of all furniture, appliances and/or miscellaneous items.
2. Take up and removal of flooring.
3. Dismantle and removal of electric lighting fixtures.
4. Address cleaning issues in the bathroom as needed.

**NOTE:** This is a 2 bedroom unit that is fully furnished. Some larger items may require dismantling before they can be discarded. My goal is to leave the unit free of all debris and trash and swept clean.

**Total Price: \$2,800.**