

KINGSBRIDGE ARMS INC.
2865 Kingsbridge Terrace, Bronx, NY 10463

MINUTES - BOARD OF DIRECTORS MEETING
Wednesday, December 13, 2023

PRESENT: **Board Members** - Kathia Acosta; Dorothy Brooks; Yvonne Bumpurs; Yolande Cadore; Eric Harrison; Michelle Hendricks; Rosie Millan; Delbra Rice; Nancy Wilson
 Metro Management Dev. Inc. - Cleopatra Monroe
 Guest(s) -- Shareholders: B Dennis; T Smith; H Vanterpool; J Rodriguez; E Wilson; E Sharpley.
ABSENT: —

The monthly meeting was called to order at 7:12 p.m. by Yvonne Bumpurs, President. A quorum was present.

The Shareholders present were concerned about the continuing problem with mice and roaches; needs to be resolved.

Another concern was the water damages from the roof leaks to ninth (9th) floor units; the Board will see if HPD can assist. Shareholder in #7J reported a leak in her bathroom that has not been responded to, as well as a non-functioning keyfob.

Concerns were expressed regarding “exceedingly hot” hot water; boiler needs regulating.

No further concerns were forthcoming and Shareholders were dismissed.

MINUTES:

The monthly meeting minutes dated November 8, 2023 - Dorothy Brooks made a **motion** to approve the minutes, with corrections, and Eric Harrison seconded the motion. [Final votes: 8 - yes (EHarrison, YBumpurs, NWilson, DBrooks, MHendricks, KAcosta, YCadore, RMillan)]. Motion carried.

COMMUNITY ROOM REPORT/RENTALS: Pending.

SPECIAL COMMITTEE REPORT: Nothing to report.

MANAGEMENT REPORT:

Ms. Monroe presented the management report that includes status of vacancies (3E, 8J and 9B; 2H recently occupied); plus a report on legal cases, arrears and unpaid bills.

NEW BUSINESS: N/A

OTHER BUSINESS:

Yolande Cadore made a **motion** to decline the “ extension of service” proposal from Hi-Rise Laundry to pay toward the install of a sprinkler system in the laundry room; Kathia Acosta seconded the motion. [Final votes: 9 - in agreement; unanimous]. Motion carried.

A **motion** was made by Michelle Hendricks and seconded by Yolande Cadore to utilize Rosin & Associates, Option A ONLY, to appraise the garage property. The cost of the service is \$7,000.00. [Final votes: 9 - in agreement; unanimous]. Motion carried.

KINGSBRIDGE ARMS INC.
2865 Kingsbridge Terrace, Bronx, NY 10463

No further business was addressed. Next meeting TBA. Meeting concluded.

Minutes submitted by Delbra Rice, Secretary



[Distribution: Board of Directors (9); Metro Mgmt (1); Bulletin board(1); Attorney(1)]