

TRI-FAITH HOUSING COMPANY

MEETING OF THE BOARD OF DIRECTORS

Monday, November 18th, 2024

A quorum was present.

Meeting called to order at 6:30pm.

Supers presented his report.

Five (5) year inspection of sprinkler and steampipes will be done by Coakley Plumbing. The scheduled date for this test is April 15, 2025.

Board spoke about staff – We will replace Abdul Thayme who works 8 hours a week with Jose Jimenez who can work 16 hours weekly. Superintendent will speak to Jose to see if he is interested in this shift. If he is, Abdul will be let go.

Tracey Fields will be let go sometime after the holidays.

Board agreed to 2024 bonuses. They are:

Tim R. - \$5,000

Ivan N. - \$2,500

Abdul T. - \$300

William Stropnick will send management the funds for the bonuses via the funds from the Laundry Room account.

HPD has approved a management extension agreement for Tri-Faith. Board President would like to speak with David Baron of Metro Management before signing.

Insurance Issues – Board authorized Management to have concrete company come in and repair areas of concern for insurance company. If this work is not done, insurance company could drop us.

Annual Meeting will take place on January 27, 2024. Management will have agenda for next meeting.

Parking – Management will send current garage list and waiting list to board member.

Shareholder Issues:

- Management will prepare update letter including information about water issues in units.
- Unit 5G got approval to conduct alteration. Shareholder will be informed that if any walls or kitchen appliances are moved, filing will have to take place.

Management will look into Utility pass through to raise funds for the building.

The next board meeting will be held on December 16th, 2024

Meeting adjourned at 8:30pm