Pratt Towers Closed Board Meeting

Public Record Minutes

January 10, 20243

**Board members present at meeting:** Leslie Sierra, Phyllis Hulen, Joan Whitsett, Chrysetta Patterson, Charlene Stevens, Rob Sinclair, and Jeffery Ryan, Alan Randmae, Director of Compliance with Metro, Jack Lepper, Corp attorney.

\_\_\_\_ made the motion to accept the minutes with noted corrections. It has been moved and properly seconded By \_\_\_\_ on \_\_\_\_.

**Meeting called to order at 7:50 pm**

**Board Discussion**

* Discussion with Alan from Metro concerning local 152 gas inspection. At this time, we are not in compliance with this regulation. And extension was requested. Expired in May 2023. The DOB may begin to issues fines in 2024. Illegal couplings in the meter room and the laundry room are the reason we failed the inspection. We are going to have a building wide shut down. Once that occurs, we will have to have a Merk test. That is when they put 6 times the normal pressure in the gas lines to cause failures. It would be cheaper to replum the entire building. Minimal cost will be $400k to $500k. Alen’s recommendation, there are other compliance rules, local law 97, coming into play. If we wanted to save the expense of local law 152, we converted to electric we save $10k a year in fines after 2030. Jack wants to take some time to talk to some people and find out want all our options are.
* Gus thinks the blue floors will be to much and we should go with something in the gray family. Audrey will aske him to provide samples of the flooring. Majority of the Board agrees with Gus’s selection. Also, Board wants a two-tone flooring outside the elevator.
* Jack mentioned that we would be moving forward with purchasing the storage units.
* Compactor rooms need to be painted. Rob asked that Xinos to give us a bid.
* Laundry Room. Board wants Jack to wright a stern letter to Hercules concerning the non-working machines.

**Meeting adjourned at 8:35pm**