

MASARYK TOWERS BOARD OF DIRECTORS
REGULAR MEETING
NOVEMBER 20, 2024
Held in the Masaryk Community Center

ATTENDANCE:

Directors present: Robert Caballero, Rosa De Los Santos, Pisan Duong (on phone), Carolyn English, Raquel Keating, Bernice McCallum, Laura Pagan, Margarita Perez, William Ramirez, Ted Reich, Yvonne Talton, Christine Walford.

Board members absent: Frank Fernandez, Jose Rivera, Michelle Zheng.

Also present: Mitch Magidson, Manager, Austin Patterson, Assistant Manager and Attorney Scott Smiler.

The first part of the meeting was open to all shareholders as advertised.

1. Masaryk President Bernice McCallum opened the meeting and welcomed the attendees.

2. Attendance and quorum at 7:12 pm. 12 directors present, in person and 1 by telephone constituting a quorum.

3. A. Board meeting minutes of October 16, 2024, Meeting #1.

Motion to approve as presented by the secretary made by Caballero, seconded by Keating.

Vote on the motion: Yes – 10; Abstain – 2; No – 0. Minutes are approved.

B. Board meeting minutes of October 16, 2024, Meeting #2.

Motion to approve as presented by the secretary made by Caballero, seconded by Perez.

Vote on the motion: Yes – 11; Abstain – 1; No – 0. Minutes are approved.

See attendance and voting sheet on page 6.

Ms. McCallum asked Mr. Smiler to conduct the open session. He in turn asked Mr. Magidson to give his management report.

4. Management report by Mr. Magidson.

- The automatic door operators installed at the Columbia Street gate and at the entrance to building 65 are working properly. We added motion sensors which needed some adjustments and are now functioning properly. Once we are assured that the equipment in 65 operates without flaws, we will proceed with installing the same in the other buildings, one at a time.
- We continue to have bi-weekly meetings with HPD's project manager regarding the next round of capital improvements. We are seeking funding for modernizing all sixteen elevators, Local Law 11 façade work, replacing all windows and air conditioner sleeves, replacing the roofs, and modernizing the apartment electric panels with circuit breakers. We have received permission to send out the 900-page bid package to general contractors and did so this week. While we do not have a closing date at this time, the bid requests specify that they must be good for six months. We hope to be able to commence work early in 2025. The process has been painfully slow, we will keep you informed.
- Richie's Tree Service workers have been here to prune trees and remove several trees which have aged to the point of danger. They have returned this week to complete the job.
- Several weeks ago we found that water was leaking into the steam room in the basement of 87 and on the grounds between 71 and 87. New York Plumbing was called in and after excavating along the Rivington walkway at the juncture of the 71 to 87 walkways, the plumbers found a leak in the underground pipe that carries water for the fire suppressant system and the standpipe water supply. A section of this pipe had to be replaced. Running alongside this pipe is another which carries our domestic water. Parts of this pipe had been replaced a few years ago so as a precautionary measure we had them also replace an extended section of this pipe as well. While the plumbers were here with their heavy equipment, we had them alleviate the standing rainwater situation adjacent to that area between 71 and 87 by installing new drains. The asphalt they laid down was not done properly so they will have to remove it and lay down new asphalt. We have had a similar rain flooding problem along the walkway behind building 81 so they are installing a new drain there.

5. Mr. Smiler opened the meeting for questions to the directors and management. He reminded the shareholders present that this is not the only forum to ask questions or complain about personal situations. Please go to the management office to get a quick resolution.

The Q&A session started at 7:17 pm.

Among the questions and responses:

Nereida Matinez, Bldg. 85: We have several people who are on dialysis at home. Only one of the two elevators in 85 have been working for months. Is there a plan for an emergency evacuation if both cars go out?

responsive when a car is out of service. Depending on the problem, they may be able to borrow ("cannibalize") parts from another down car and get it back in service. If that proves not to be a solution, in an emergency, security will have to call the fire department.

Johnny Malave, Bldg. 71: Why aren't the lobby monitors consistently working and give the shareholders more relevant information?

Magidson responded: Unfortunately, our consultant who installed the system has been less than responsive for some time. I will reach out to him again. His Wi-Fi New York supplies us with the signal which operates our system. During our last round of construction his installation was disrupted. When I last spoke to him, he indicated he must update the system and replace some components. Once the system is fully operational, we can update our announcements.

Sotera Ramos, Bldg. 65: Mandatory composting is here. How are we going to comply?

Magidson responded: New composting bins were delivered this past weekend. They are now situated in the basements though I am not sure how many we now have. Instructions were distributed to each apartment, but we will have to see how the residents will respond. We may have to conduct a further education campaign.

Sandy Wilson Bldg. 71: The appearance of the dentist's office is worse than an eyesore. What can be done?

Magidson responded: I have spoken with him several times. Several board members have also. Will do it again.

Others contributed to the conversation, including questioning if there is anything in his lease requiring him to maintain the office's outside appearance. Attorney Smiler will investigate this.

Roberto Caballero, Bldg. 77: The appearance of the pull-down gates on the Columbia Street stores is deplorable, covered with graffiti. Do their leases require them to maintain their appearance? What can be done? Can we supply the stores with paint? Can we require a uniform appearance?

Magidson responded: I will check the commercial leases to determine who is responsible.

Frances Sussman, Bldg. 87: Why isn't there an automatic door on the Community Center?

Magidson responded: We just started this program with automatic doors. The two setups are now working after the bugs were worked out including adding motion sensors so that the closing doors don't interfere with people, especially those in wheelchairs and using walkers.

Others contributed to the discussion pointing out that the condition of the entrance to the community room is quite different than the other building entrances, including the step, the size of the landing, the configuration of the door, the use of a ramp for wheelchair and walker access,

Magidson: This is important, but it probably would be a substantial engineering and construction project and quite an expense. But we can look into it.

Ray Rodriguez, Bldg. 87: How can I find out about the swimming pool programs and the costs. I did find out his rates and I find them to be outrageous. Don't we as shareholders get a

discount? How do we benefit from the pool? Also, when will the Masaryk web site be in operation?

Magidson responded: Don't forget that the swimming club is a business, renting the pool. He does have a break for shareholders. I can't tell you what his rates are. As to the web site, I

am told that it is 95 percent completed. Others chimed in with information about the swimming pool programs and rates. Masaryk NORC does use the pool for senior exercise programs at no charge.

At 8:01 pm, after 44 minutes of Q and A, Mr. Smiler closed the “open” session and thanked those who attended and asked questions.

- 6. Board member English,** chair of the Health, Safety and Education Committee and CAP introduced Ms. Shaheeda Smith who is directing the Lower East Side Climate Justice and Climate Change Survey entitled “Add Your Voice” for GOLES (Good Old Lower East Side). During this past summer, several young people worked with Ms. English here at Masaryk laying the basis for this research. As the survey explains, “The purpose of this research is to evaluate the community’s understanding of climate change and environmental hazards and to foster informed decision-making and action around environmental and climate justice.” Ms. Smith and other volunteers will be conducting this survey here at Masaryk and throughout the area encompassing Manhattan Community District 2. The directors welcomed Ms. Smith and the survey.

The public session ended at 8:15 pm. The executive session was called to order by the president at 8:19 pm.

7. Extending time for Q & A session at board meetings.

At the October 16, 2024 Board meeting a motion to table the issue to the next meeting was approved.

MOTION made by Caballero, seconded by Reich.

“Resolved, the open Q&A session at Board of Directors meetings shall be extended to thirty (30) minutes. Questions will be limited to one per shareholder and shall be limited to three (3) minutes. The manager’s, attorney’s and/or director’s responses should be as short as possible. If, within the thirty minutes allotted time all first-round questions are exhausted, a second round of questions will be permitted.”

Discussion on the motion was followed by a vote.

VOTE on the motion: Yes – 11; No – 0; Abstain – 1. **The motion is approved.**

8. Board committees.

The president wants all board members to serve on at least one committee.

9. Grand Street Settlement Senior Services.

In a letter they are requesting access for their senior participants from Columbia Street to their facility at 80 Pitt Street through the Masaryk Rivington walkway gates. We have allowed this in the past with the proviso that Grand Street issue ID cards and maintain

their list of participants who will be requesting passage. Mr. Magidson will communicate this to the Director, Mr. Cordero.

10. Maintenance charge increase.

To comply with HPD's (NYC Department of Housing and Development) requirements and to advance our negotiations with HPD regarding funding of our capital construction needs, by previous agreement by the Directors, our accountant, Rob Mellina, has prepared our carrying charge increase application based on our current financial condition and projected income and expenses. We must submit this application, with no guarantee that it will be approved by HPD.

“RESOLVED, that the Corporation will seek approval of the following monthly room rental increases: the maximum average monthly room rental in the housing development shall be increased by five percent (5%) per room per month, effective thirty (30) calendar days after the Corporation’s Combined Application for Rent/Carrying Charge Increase is approved by the New York City Department of Housing Preservation and Development (the “Implementation Date”); by an additional five percent (5%) per room per month on the first anniversary date of the Implementation Date; and by an additional five percent (5%) per room per month on the second anniversary date of the Implementation Date; AND IT IS FURTHER RESOLVED, that as of the Implementation Date, the monthly parking fee shall increase from One Hundred Dollars and Zero Cents (\$100.00) per month per parking spot to One Hundred Twenty-Five Dollars and Zero Cents (\$125.00) per month per parking spot; AND IT IS FURTHER RESOLVED, that as of the Implementation Date, the annual fee per air-conditioning unit shall increase from One Hundred Twenty Dollars and Zero Cents (\$120.00) per unit per year (paid monthly) to Two Hundred Forty Dollars and Zero Cents (\$240.00) per unit per year (paid monthly).”
The aforementioned resolutions shall not become effective unless approved, in writing, by the New York City Department of Housing Preservation and Development.

All 12 directors present agreed by voice vote to approve this resolution.

	Attendance @7:12pm	Minutes 10/16/24 Meeting #1	Minutes 10/16/24 Meeting #2	
Caballero	✓	Yes	Yes	
De Los Santos	✓	Yes	Yes	
Duong	✓ on phone	Yes	Yes	
English	✓	Yes	Yes	
Fernandez	x	x	x	
Keating	✓	Yes	Yes	
McCallum	✓	Yes	Yes	
Pagan	✓	Yes	Yes	
Perez	✓	Yes	Yes	
Ramirez	✓	Yes	Yes	
Reich	✓	Yes	Yes	
Rivera	x	x	x	
Talton	✓	Abstain	Abstain	
Walford	✓	Abstain	Yes	
Zheng	x	x	x	
VOTES	Present: 12	Yes: 10 No: 0	Yes: 11 No: 0	
		Abstain: 2	Abstain: 1	

No other motions were made, or votes taken.

Fifteen residents signed-in for the open session.

The meeting adjourned at 8:51 pm

Minutes submitted by Ted Reich, secretary.