

INWOOD TOWER, INC.
11 FORT GEORGE HILL
NEW YORK, NEW YORK 10040
212-567-0104

MINUTES OF THE BOARD OF DIRECTORS MEETING OF JANUARY 11, 2024
OPEN SESSION

Present: L. Antigua, T. Aybar Darbasie, E. King, C. Liverhant, W. Pugliese, B. Rosenblat
and N. Pirani, Managing Agent.

Also present: George Simon and Lauren Williams from NYS HCR.

Question and Answer Session

Question and Answer period opened at 7:06PM.

Cooperator stated that someone was feeding pigeons or placing bread in the parking lot at around noon on January 11, 2024. Another cooperator indicated it may be a child, given the types of food. A third cooperator indicated that it was placed outside the back step doors in a regular pattern. Remedies were discussed, including placing additional notices and/or reviewing security footage for future incidents.

Cooperator asked a question about the front door to the building, which E. King indicated she would answer in her President's Report.

Board Open Business Session began at 7:16 PM

Minutes of November 9 Open Session: C. Liverhant moved to approve Minutes; seconded by B. Rosenblat. L. Antigua, T. Aybar Darbasie and E. King in favor. W. Pugliese abstained.

Management Report

I. Maintenance and Repairs

Elevators: Elevator Number 1 has been repaired and an on-site meeting to address ongoing issues was held. The electrical permits have been closed and leveling and bouncing addressed. Further testing will be ongoing.

III. Vacancies:

Apartment 21G: Closed last month.

Apartment 9F: Applicants still being interviewed, with the most recent applicant being rejected due to income and credit.

Apartment 10H: Vacated January 4, 2024; application for internal transfer sent to HCR.

IV. Legal Cases:

Management is actively working in collaboration with Gutman, Mintz, Baker & Sonnenfeldt LLP on all open legal nonpayment cases. Management is sending late payment notices.

IV. Staff Issues:

To be discussed in Executive Session.

President's Report

Update on Annual Meeting:

- Annual Meeting remains open and a replacement ballot is available for all cooperators. upon request by calling 1-800 971 3061 provided in memo
- C. Liverhant described the reasons for which the Board authorized incentives to reach a quorum on the Annual Meeting, specifically noting that certain shareholders have openly and repeatedly threatened to sue the Board and to hold a Special Meeting to vacate the existing board. C. Liverhant described the high costs related to litigation and that *all* cooperators would bear the costs of this litigation, as compared to the relatively small amount for the incentives.
- Front Door: E. King described ongoing issues with replacing present front doors with secure locks and keys. The lock and high security keys will now be paid for outside the terms of the HCR loan, given time constraints imposed on expenses under that loan. N. Pirani continues to explore options for installation.
- HCR Field Report: E. King acknowledges receipt of the HCR Field Report and that the letter is posted and copies of the report are available for cooperators upon request to management.

Parking Lot Committee: A parking space was recently released and it has been allocated to the next person in good standing at the top of the waiting list.

Community Room Rental: There were two rentals in the month of December, of which there was a noise issue with one. The cooperator will be counseled if they express interest in future rentals.

T. Aybar Darbasie cleared food and accessory items out of the shared refrigerator and common areas. In the future, people or groups using the Community Room should remove all their food/ items.

NORC is soon resuming **social worker services in our building, on Tuesday 2:30 to 4:30 PM.**

Quality of Life/ Government Outreach: An individual who has a key to **the public mail box outside of our building has been sorting through the mailbox, removing mail that he wants. This has been reported to the precinct, but no concrete action has taken place.** E. King encourages cooperators to pay their maintenance electronically.

E. King raised the issues of drug sales on Broadway Terrace and the rise of homelessness in the City/ area.

Other Issues:

- Smoking under the outside veranda has increased.
- Cooperators have been removing the laundry room carts.
- E. King suggested that the security guard should start locking the laundry room at 6am; staff to reopen at 8am.
- E. King noted that there has been an improvement in the delivery of packages to apartment doors; thanks Gary Hotko for his work on this issue. Cooperators should not open the library door for delivery personnel.
- E. King stated cooperators need to break down the boxes placed in the basement.

E. King moved to adjourn the meeting; it was seconded by C. Liverhant and approved unanimously. The Open Session of the meeting was closed at 7:49PM.