

**RNA HOUSE INC.
BOARD MEETING MINUTES
HELD VIA ZOOM
OCTOBER 23, 2024**

Present: Patricia Mayer, Marissa Serrano, David Yulfo, Juliet Douglas, Dorothy Korek, Barbara Jacobs, Ewa Mularczyk, and Wanda Melendez.

Also Present: Aadam Hasan (Superintendent), and Ellen Marrone (Property Manager).

Absent: Jay Hauben.

The meeting was called to order at 6:35 p.m., by the Board President Patricia Mayer.

Executive Session:

○ Management Agreement:

The Board President reported that David Baron from Metro Management Development has submitted the management agreement renewal for a 3% raise starting in November 1st. The board will discuss via email and get back to Mr. Baron.

○ Legal updates/arrears:

The manager reported that the shareholders that are in arrears are making payments as agreed and legal cases continue to be followed up on.

The manager reported that a request has been made to use the community room to be able to sell items of a shareholder that passed away.

Open Meeting:

Approval of September 18, 2024 Board Meeting Minutes:

A motion was made by Barbara Jacobs and seconded by Wanda Melendez to approve the September 18, 2024 minutes. The motion passed by acclamation.

Financial:

○ Treasurer's Report

The treasurer reported that the beginning balance (8/31/24) of the cash operating account was \$166,052.01 and after the expenses, the ending balance (9/30/24) is \$192,185.03. The total arrears balance is now \$316,864.51.

The treasurer reported the biggest expenses for the month were for gas in the amount of \$45,582.00, and electricity in the amount of \$35,704.85.

Management Report:

- Repairs:

The manager reported that after a lengthy discussion with the superintendent, there are two priority repairs that need to be done: the rebuilding of a leaky fire pump, and the replacement of a steam safety relief valve in the mechanical room. A motion was made by Wanda Melendez and seconded by Barbara Jacobs to rebuild the leaky fire pump and steam safety relief valve in the mechanical room for the total amount of \$18,534.53. The motion was passed by acclamation.

- Super's Report:

The Super reported the work orders for the month were 85.

33 - Plumbing

8 - Exterminating

36 - General Maintenance

8 - Electrical

- Vacancy Report:

The property manager reported that she met with a representative from HPD at the post office to pick up the one- and two-bedroom postcard request. There were a lot of responses. HPD collected the post cards for the lottery process.

- Arrears/Legal:

The manager reported that she is working on individual cases with shareholders that are in arrears.

- Garage:

The manager reported that she has assigned one single space and two stacked spaces.

- Front Rail:

The manager reported that she will follow up again regarding the front rail.

- January 2025 Annual Meeting:

The manager will obtain proposals from different election companies for the board to review at the November meeting.

- Local Law regarding lighting:

The manager will sign off on the proposal from Metro Refunds.

- Front of building lighting:

The manager met with the electrician from Safetech Company to look at the building lighting, and is waiting for a proposal.

- Community Room / Carpet Update:

The Board President asked the manager to order the carpet tiles and installation supplies for the community room.

There is a board member who has decided that she will look into wall acoustic tiles to be placed in the community room.

- Dental Passion Lease Transfer:

The Board President reported that the building attorney is awaiting paperwork and following up with another potential candidate to take over the lease.

- 2024-2025 Management Agreement:

The board decided that they will review and discuss the management agreement via email.

Building Policies: Under door communications/walkers/strollers:

The Board President reported that the legal counsel has advised that under door communications can only be distributed to apartments that have requested to receive paper communication only. This list can be obtained from management. Legal counsel has also confirmed that there is no ADA issue with building policy that walkers and strollers only be left in the hallways for a maximum of 20 minutes.

West 96th Street Bus Lane:

The Board President reported that the Councilman Abreu was able to do a walkthrough with the 96th Street Neighbors coalition. It was clear to the Councilman and Gail Brewer that it is unnecessary to have a bus lane on the west side of 96th street. The ways in which the bus lane would create problems for elderly, disabled and other residents of RNA House were pointed out, as well as congestion that would be created.

Committee Reports:

- NORC

Dorothy Korek reported that there were several programs in October. There was painting class, also a flu vaccine clinic which was open to all RNA House residents. There will also be a Tunisian style crochet class, and a chair yoga class to be offered every Wednesday.

The council member Abreu has also accepted the NORC's invitation to a coffee hour which will be November 22nd at 11:00 a.m.

- Hallway Project:

Ewa Mularczyk will email the proposals to the manager and the board for their review.

Reschedule Board Meetings:

The board has decided to reschedule the November and December meetings to avoid the Thanksgiving and Christmas Holidays. The November meeting will be on December 4th and the December meeting will be on January 8th.

Q & A Session

A shareholder requested the hallway on the 15th floor to be painted.

The Board President reported that at the next meeting, the board will review the proposals for the hallway painting project, and also asked the Building Manager to inspect the 15th floor with the Super.

A shareholder wanted to know the status of cleaning the registers in the bathroom and the kitchen vents.

The manager is obtaining proposals for the cleaning of the vents to submit to the board for review.

A shareholder wanted to know more about the recent campaign against communication under the door, how did the board survey the entire cooperative? Also, how many cooperators responded to not wanting any communications under the door? The shareholder also stated that he never received a survey.

The Board President informed him that this is not a new issue or a new campaign. All shareholders had been asked to note their digital or paper preference for communication. Counsel had advised that HPD would expect these preferences to be respected. The manager has a list of the people that want to continue receiving paper communications under their door.

A shareholder wanted to know if the board pledged or provided \$5k to launch legal opposition to the bus lane.

The Board President informed that they provided the \$5k and it was a collective effort from buildings.

A shareholder requested the board update Building Link and share with all the new cooperators. And also provide a list of the residents that do not want paper communication under their doors. The Board President asked management to forward the list to the shareholder.

The next board meeting will be held on December 4, 2024. The meeting was adjourned at 8:01 p.m.

Minutes taken and submitted by Ms. Tany Jones of Metro Management Development.