

KINGSBRIDGE ARMS INC.
2865 Kingsbridge Terrace, Bronx, NY 10463

MINUTES - BOARD OF DIRECTORS MEETING
Monday, February 27, 2023

PRESENT: **Board Members** - Dorothy Brooks; Yvonne Bumpurs; Eric Harrison; Michelle Hendricks; Kenneth McKay; Delbra Rice; Nancy Wilson

Metro Management Dev. Inc. - Cleopatra Monroe

Guest(s) -- Shareholders: S Jack; E Sharpley; B Dennis; S Parker; G Johnson; S Trinidad; W Gonzalez; J Chisolm; S&E Seabrooks; H Vanterpool; E Cornier; K Rodriguez; C Glover; T Smith; A DeMarchena; M McCallum; D Conely; Y Smith; E Maxwell; J Bolden (Alder Hood).

ABSENT: Kathia Acosta

The monthly meeting was called to order at 7:08 p.m. by Eric Harrison, President. A quorum was present.

The meeting started with the Shareholders open forum.

- The issue of main concern was the large outstanding bill with Con Edison and its resolution (i.e. the implementation of a temporary fuel surcharge). The current charges are being paid.
- Another concern were the leaks throughout the building. Personal washing machines are suspected and shareholders were reminded they are prohibited.
- The issue of excessive heat and hot water continues.
- Shareholders requested a monthly printout of monies collected and disbursed.
- There was a suggestion to change our current accountant.
- Reviewed the options for the garage property: a) keep and rebuild for estimated \$16 million; b) demolish and leave vacant; c) lease or sell it but will need appraisal and approval from Mayor as it's Mitchell Lama property.

The Shareholders open forum ran longer than the allotted 30 minutes; they were excused at 8:30 p.m. and the Board meeting continued.

MINUTES - VARIOUS:

- The special meeting minutes dated January 23, 2023 - Yvonne Bumpurs made a **motion** to approve the minutes with corrections and Michelle Hendricks seconded the motion. The minutes were approved pending corrections. [Votes: 5 - yes ; 1 - no.]
- The monthly meeting minutes dated January 24, 2023 - Dorothy Brooks made a **motion** to approve the minutes with corrections and Yvonne Bumpurs seconded the motion. [Votes: all in favor of, unanimous].
- The special meeting minutes dated January 29, 2023 - Yvonne Bumpurs made a **motion** to approve the minutes and Michelle Hendricks seconded the motion. [Votes: all in favor of, unanimous].
- The special meeting minutes dated February 13, 2023 - Michelle Hendricks made a **motion** to approve the minutes and Yvonne Bumpurs seconded the motion. [Votes: 4 - yes; 3 - no].

COMMUNITY ROOM REPORT/RENTALS: Mouse droppings were noticed in the kitchen drawers. Staff will be asked to examine for holes, lay glue traps and sanitize the room before events are booked. Eric Harrison inquired into or would like to explore renting the space on a prorated basis. Discussion tabled for now.

SPECIAL COMMITTEE REPORT: Nothing to report.

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MANAGEMENT REPORT:

Ms. Monroe presented the management report that includes status of vacancies (6L, 9F; 6M anticipated move-in on March 1st); arrears; unpaid bills; pending court cases for nonpayment. Report includes: 1. a proposal for review from NY Plumbing, Heating & Cooling Corp. dated 1/3/23 re. gas line inspection (LL-152) Cost \$26,693.29; and 2. a proposal from ECC dated 1/23/23 re. noninvasive asbestos investigation. Cost \$3,100.

Ms. Monroe to draft flyers to advertise our vacancies throughout the community (i.e. library, places of worship etc.).

NEW BUSINESS: N/A

OTHER BUSINESS: N/A

No further business was addressed. Meeting concluded at 9:35 p.m.

Minutes submitted by Delbra Rice, Secretary



[Distribution: Board of Directors (8); Metro Mgmt (1); Bulletin board(1); Attorney(1)]