

Rosedale Gardens Board Meeting

Place: Board Room – 1790 Bruckner Blvd.

Date: Wednesday, April 9, 2025

Time: 7pm

Attendance: V. Buntin, F. DeJesus, V. Santiago, J. Santiago, A. Jennings, A. Bowser,

T. Solomon, E. Joseph, J. Bruno

Absent: M. DeJesus

I. Ms. Buntin presented minutes on:

- Equity & Quorum
- Discussion on shedding and cost
- Discussion on Emergency Contacts (due to issues of shareholders passed away and no contacts up to date or listed)
- meetings with the maintenance group
- Updates on plans on the grounds
- Increase on equity (Shareholders must vote according to HPD)
- Discussion on the topic of Shareholders Apartment Insurance not 100%
 - * Some shareholders' information was not included on the list provided to the board members.
- Discussion on compost and recycling bins and posters to be given to shareholders and posted accordingly on grounds
- Maintenance: working with manager accordingly on – curbing/no leash and smoking issues (violation fee of \$300 and lease violations (Draft a notice to all shareholders)
- New Shareholders with children over 14 of age may receive an entrance key per person and children over 14
- 1760 without a proper buzzer system (visitors are given a code to enter building; however, shareholders key still works) issue due to 12th floor fire

II. Mr. E. Joseph (Property Manager)

- Discussion on shareholders' dogs (not on a leash, more than 1 ESA/Service Dog per apartment)
- Curbing and smoking providing pictures and reports to manager, Incident reporting requested from maintenance curbing/no leash and smoking issues (violation fee of \$300 and lease violations (Draft a notice to all shareholders)
- Floor tiles and painting discussion (samples) Capital Improvement
- Report on Management Staff (reported on each individual staff member's duties and improvements)
- Parking spots increase of \$100 as per Board (HPD wanted \$200)
- Vending machine ideas (board did not agree due to issues of rodents, or loitering)
- Furniture removal
- Incidents reports
- Retirement – Antonio and Abraham (32 BJ workers)
- Friday gatherings – Once a month with shareholders and staff, if Tenne hall is not rented

III. Voting on Board Positions (7:49 to 8:11pm)

- Results: President –Virmelle Buntin
Vice President – Victor Santiago
Treasurer – Fred DeJesus
Secretary – Judith Santiago

IV. Board Members must redo training and provide copy of their Certificate of Completion to the Management office for the Secretary, Judith Santiago to hold and submit as proof to HPD.