

Aguilar Gardens Board of Directors Meeting

September 11th, 2024

7:00 p.m.

Metro Management: Vanessa Blomberg, Salema Robertson, Richard Nardo
Aguilar Gardens Board Members: Marilyn Mandel, Jannette Stuart, Leslie Gutman, Shelly Weinberger, Tanya Wood, Michael Abraham, Neil Kramer

Marlene Horwitz resigned from The Board of Directors effective September 4th, 2024

The Board and Evan (the accountant) reviewed financial statements to predict what the potential increases will be. BOD will need to carefully review and approve the 2024 financials.

Board reviewed and approved minutes from August 7th, 2024.

Manager's Report

Management is actively working on selling five vacant apartments to potential new shareholders. Currently empty apartments are 1R/A, 7D/A, 8J/A, 6P/B and 8H/B.

Management is still actively pursuing to collect arrears from delinquent shareholders.

Housing and Maintenance

Spectrum has a new proposal for Aguilar Gardens in 2024 to provide affordable cable tv and broadband with a discounted bulk program. M Mandel requested to try and negotiate and wait 4 months for a better contract. She fears rates will be much higher. Jan made a motion to accept the new contract, M Abraham second the motion, Neil Kramer and Shelly Weinberger voted yes. M Mandel, L Gutman and T Wood abstained.

Shareholders requested a newsletter be circulated to shareholders. Neil Kramer will draft the newsletter and will be disbursed upon board approval.

Laundry room renovations are set to begin in the B Building at the end of September. B Building tenants will have to use laundry facilities in the A Building.

The Board of Directors reconsidered the closing of the community room. Rules will be set in place and if there is a conflict the room will be closed again. M Abraham raised the motion and T Wood second the motion, Jan Stuart voted yes Neil Kramer Voted yes, M Mandel and Leslie Gutman voted no.

Adjourned 10:00 pm