

VILLAGE EAST TOWERS, INC.

411 East 10th Street New York, NY 10009
Open Board Meeting of the Board of Directors
on June 17, 2024

Pursuant to the Notice duly given, an Open Board Meeting of the Board of Directors of Village East Towers was held in the Community Room located at 170 Avenue C, New York, NY 10009, and via Zoom link on Monday, June 17, 2024, beginning at 6:30 p.m. The following members of the Board of Directors were present:

Felipe Negrón	President
Armando Jimenez	Vice President
Richard Heitler	Treasurer
Rachel Stires	Assistant Treasurer
Iris Bailey	Secretary
Daniel Meyers	Director
Charles Simpson - Brown	Director
Daniel Meyers	Director

Also present by invitation:

Maureen Parris, Property Manager	Metro Management Development, Inc.
Tamika Jones, Assist. Property Manager	Metro Management Development, Inc.
Mike Montalvo	Superintendent,
James Cutting, Attorney	Kagan, Lubic, Lepper, Finkelstein & Gold LLP

ADOPTION OF AGENDA & APPROVAL OF PRIOR MINUTES

Mr. Jimenez chaired the meeting and called the meeting to order at 6:34 p.m. and noted there was a quorum. He asked if there were any additions or corrections to the agenda. The agenda was adopted. The Open Board Meeting minutes for May 20th were tabled.

President Report - Mr. Jimenez welcomed the V.E.T shareholders to the Open Board Meeting. He stated the new elevator contract is still in progress, and they are awaiting further updates. Mr. Negron entered and chaired the meeting. He reminded everyone that VET is looking into installing a Geothermal System that will benefit the coop and aid in savings. He also stated there was a very productive meeting this past week on re-designing the promenade.

Management Report - Maureen Parris of Metro Management provided the Management Report. Copy of report attached.

- A. **Income Affidavits** – Ms. Parris reported, that approximately 95% submitted the 2023 Income Affidavit. She announced fines of \$150.00 will be imposed on all shareholders who do not submit by June 30th.
- B. **Laundry Room Protocols** – Ms. Parris reminded everyone that security can request identification when necessary. Also, during peak hours, tenants should be considerate of the number of washers and dryers they use.
- C. **Trash Disposal** – Ms. Parris reminded everyone to break down all boxes before putting them in the compactor rooms. If there is a large volume of boxes, they must be taken downstairs during working hours. Management must be notified when large items such as furniture, stoves, and refrigerators are disposed of.

Maintenance Report – Superintendent, Mike Montalvo provided the Maintenance report. (Report Attached)

- A. **Replacement of Equipment Update** – 711 East 11th Street condensate & vacuum pumps are being repaired. Two ejector pumps are repaired. 170 Avenue C is scheduled for next. The 711-compactor machine has been installed.
- B. **Ground Improvements** – A proposal has been submitted by “Abetta” to supply five new heavy-duty container covers along with hinges in order to comply with the NYC Department of Sanitation's new protocol. Maintenance has painted several areas on the premises with a fresh coat of paint. Mr. Montalvo acknowledged Mr. Ralph Castro for his time and attention to the 711 East 11th Street front lawn area.
- C. **Laundry Room Bathroom Doors** – All bathroom doors are being replaced along with the key fob system being installed.

Treasurer's Report – Treasurer – Richard Heitler discussed the financial snapshot. Snapshot (attached)

- A. Richard Heitler – Mr. Heitler reviewed the snapshot and stated VET continues to struggle to pay down bills but is managing to break even. He reported this month VET brought in more money than they paid out. They reduced the deficit by approximately \$30,000. Unpaid invoices increased and the outstanding arrears were reduced. He voiced that VET is still on budget but they do not have enough money coming in and the Utility Pass-Through will assist.

Old Business – Old business was discussed by the Board.

- A. **Plan for the Temporary Re-design for the Promenade Update** – Mr. Heitler reported approximately twenty to twenty-five people attended the meeting. His son, Josh Heitler, the architect has been very instrumental in this project and produced a map/drawing of various items they might have on the promenade. Shareholders/residents joined four tables with four different drawings and had the opportunity to recreate and re-design the promenade. Mr. Heitler presented the drawings for all to see. He reiterated these items are temporary and nothing will be permanently installed. The idea is to get a storage shed large enough to hold all items. Currently, some tenants are looking into pricing to present to the Board.
- B. **Security Camera Update** – Mr. Rosario reported he met with the Engineers to discuss making the VET camera system more efficient. The idea is to minimize the number of cameras for the security guards to review. They will install a 360 camera to give an overview of the area. There was also a suggestion to put cameras in the first-floor stairwells and on the roof. Currently, they are awaiting a proposal with pricing.
- C. **Petition by Village East Towers to save Beth Israel Hospital** – Mr. Meyers reminded everyone of the Board's resolution to oppose the closing of Beth Israel Hospital. He presented the petition and sign sheet and requested that people

support and sign the petition that will be submitted to Governor Kathy Hochul and NYS Health Commissioner, James McDonald. Mr. Meyers will work with Ms. Jones on a plan of action to circulate to the VET community.

- D. **Re-design of the VET Logo** – Ms. Stires reported two submissions have been collected. The deadline is Friday, June 28th and she is encouraging everyone to participate. Notices have been posted.

New Business – New business was discussed by the Board.

- E. **Utility Pass-Through** – Mr. Heitler voiced VET needs to get more funding. He reminded everyone that the recent increases are due to the carrying charge increase being delayed for a year and a half due to COVID-19. This has cost the development a huge financial loss. An application has been submitted for another Utility Pass-through to go into effect on August 1st and is awaiting HPD approval.

Mr. Heitler stated the first utility pass-through was implemented in April of 2023 for one year at \$11.21 per room per month. The current pass-through is \$10.27 per room per month. He anticipates providing firm numbers at the next open meeting. The increase will enable VET to pay down bills. Also, a maintenance increase is expected in November of 2024.

- D. **Timing** – Mr. Simpson-Brown requested that everyone be respectful of the community's time and keep committee reports to a minimum of two to three minutes. He also expressed his disapproval of the meeting time being changed from 6:00 p.m. to 6:30 p.m. in the last open meeting. Mr. Simpson- Brown explained there are four ways to join or receive information for the open board meetings, in person, via phone, via video call, or retrieving the minutes from management. There was also concern regarding the Management staff staying later than necessary.

Resolution – Mr. Simpson- Brown made the motion to return the Open Board Meeting time from 6:30 pm to 6:00 pm. Ms. Bailey seconded the motion. Five were in favor and two opposed. The motion carried.

- E. Ms. Bailey announced that the Managers of VET start summer hours effective June 21st. The office will close at 3:00 pm on Friday's.

Resolution – Ms. Bailey made the motion that the Managers start summer hours commencing on June 21st at 3:00 pm to September 6th. Mr. Rosario seconded the motion. The vote was unanimously in favor.

- F. **Maintenance of Townhouse Plots** – Mr. Rosario voiced that some townhouse plots are too overgrown and have become a breeding ground for rodents. He acknowledged the volunteer gardeners for their hard work and efforts but believes this is still community ground and that all plots must be maintained better. Some of the gardeners stated their plot was recently pruned back and they agree with what's best for the community. There was also discussion regarding Maintenance having access.

Committee Reports

- A. **Emergency Preparedness Task Force** – Mr. Meyers wanted to acknowledge Joan Daniel for running the Facebook page. He encouraged everyone to sign the petition to oppose the closing of Beth Israel Hospital and to reach out to their elected officials and express their concerns. Assembly Member Harvey Epstein is in support as well.
- B. **WeCare Committee** – Ms. Bailey announced the WeCare Committee has been working diligently to establish a NORC (Naturally Occurring Retirement Community) This service will assist anyone 60 years of age and over with services such as an in-house nurse, a social worker, activities on the premises and potential partnerships with the 14th Street YMCA. A survey was circulated to establish if there is at least 30% that qualify for VET to obtain a NORC program. She encouraged anyone who is interested to fill out the survey. There were some concerns regarding putting personal & contact information. Ms. Bailey advised skipping any questions that were too personal but supplying as much information as possible.
- C. **Energy Conservation Committee** - Ms. Canepa stated the project of decarbonizing VET, updating the electrical system and much more are all in progress. Egg Geo continues to give weekly updates. The application for the FlexTech study is expected to be submitted to the state in approximately one week. Ms. Canepa explained the process over the next few months. She anticipates having a better update in September. The next Energy Conservation Meeting is scheduled for July 11th due to the Holiday. Mr. Klug is suggesting another reminder on ways to conserve energy at VET be distributed.
- D. **VET Families Committee** – Mr. Jimenez reported the Barbecue has been rescheduled to June 29th on the promenade. Notices will be posted.

E. Pool Committee – Mr. Jimenez reported that the pool contract is awaiting counter signature and then NYC has to approve the contract.

Public Session – In attendance at the Open Board Meeting, twenty people joined in person & twenty-one virtually. In the public Session, several shareholders spoke to the Board and Management regarding issues and concerns affecting them. Several tenants believed the townhouse plots required better maintenance and were, also concerned about the rodents. A tenant reported dogs urinating in the elevators and near the Management office. Management will look into it. There was a discussion regarding a leak that affected four apartments. Ms. Stires voiced that if there is a leak, fire, or gas after hours or on the weekend call security. There was a further discussion. Mr. Montalvo will amend the answering machine message and Management will put out a reminder notice.

The meeting was adjourned at 8:06 p.m. The next Open Board Meeting will be held on Monday, July 15, 2024.

Respectfully submitted by Tamika Jones, Recording Secretary.