



158th Street and Riverside Drive Housing Corporation
MINUTES OF THE RIVER TERRACE BOARD OF DIRECTORS REGULAR MEETING
MARCH 16th, 2023 – 7:30PM

Board Members Present

L. Fowler (LF); P. Morgan-Riley (PMR); D. Encarnacion (DE); J. Sutton (JS); W. Coles (WCO), K. Berry (KB); W. Cherry (WC); W. Patterson (WP)

Metro Management Present

D. Masiku, Manager (DM); K. Cook, Assistant Manager (KC); J. Nunez, Superintendent (JN)

Board Members Absent

S. Wilcox (SW)

The meeting of the Board of the 158th Street and Riverside Drive Housing Corporation was called to order by Vice Chair, Pauline Morgan-Riley at 7:45pm in the Jackie Brockington Community Room with Kevin Berry, Wanda Coles, Jory Sutton, Walter Cherry, William Patterson, David Encarnacion, David Masiku, Kamilah Cook and superintendent Jose Nunez. Board Chair, Lawrence Fowler, joined the meeting later.

---Discussion---

Introduction & Moment of Silence – (PMR) Vice President Morgan-Riley welcomed everyone attending and asked for a moment of silence in recognition of our loved ones who are no longer with us but are remembered in our hearts.

Face Mask Reminder – (PMR) We continue to encourage cooperators to protect our vulnerable population, our senior residents. We understand that it's an option, but we encourage everyone to be respectful of our neighbors and senior population.

Reminder: It is encouraged to continue to wear a face covering while outside your apartment, and especially in the following areas:

- Waiting for and riding the elevator
- In the laundry rooms
- In the mailbox area.

Laundry Rooms – (DM) We had closed the rooms, starting with the South room, to have the sprinkler systems and hard pipe gas connections for the dryers installed. This process took a little longer due to technical issues. They have moved to the North side to install sprinkler system and gas connection, but that work is not completed, however, because of new changes to reporting, required by DOB. It's possible that either, or both rooms, may need to close for short period of time. Afterwards, we will invite Automatic Industries into the building to introduce themselves, answer questions from residents, and touch on the features of the new machines.

(WC) Who paid for the sprinkler system, River Terrace or the vendor?

(DM) The vendor covered the costs, except for the architect, which was just over \$4,000.00.

Income Affidavits – (KC) The 2022 Income Affidavits will be distributed soon. As in previous years, you will receive (3) copies. You will keep the pink copy. Shareholders will not need to have it notarized, which makes it easier to submit. You don't have to wait until you file your taxes to complete an Income

Affidavit, you can submit one, and if anything changes on your taxes, you can amend your Affidavit later on, which will help shareholders avoid late fees and surcharges.

Ad-Hoc Committee for Wireless Antenna — (WCO) A committee was formed after the Annual Meeting last October to review research materials relating to a proposed wireless antenna on River Terrace's roof. Opportunities to ask questions regarding 5G and ask questions regarding health and safety. Submission to the board members was made by committee members Julie Berman, Lazelle Williams, and Gloria McDuffie. They have been researching various materials and discussing with community boards regarding health and safety of 5G technology.

(PMR) The report was sent to the board members, but it was sent from a strange email address that went to my junk mail. There's a physical copy in the office.

(WCO) I don't know how that happened, but it was submitted in a timely manner.

(PMR) Mr. Fowler acknowledged that he received the report and was going to schedule a meeting with the board members.

Advocacy Re: Development Project / Rent Increase – (PMR) Ms. Morgan Riley asked the community if anyone attended the last Alto Manhattan meeting last Wednesday. Without Ms. Wilcox present, she stated that we would have more information during the next meeting.

The Club Room at River Terrace (GB) – (WCO) During the Grand Opening of the Club Room, we collected names of interested cooperators for various activities. We just finalized putting it all together and we will be reaching out to cooperators soon to encourage folks to get together with others who are also interested in certain activities and clubs.

---Capital Projects Report---

Façade & Terraces – (KC) All of the terrace railings have been installed, including the glass. At this time, the engineer is submitting all the reports to the Department of Buildings so that the city can start their inspections. According to the memo shared last week, the engineer had to do some probing. It's been rainy and very windy this week, which has slowed some of the work due to it being hazardous to be on the scaffolding. The final terraces will be open once that's accomplished. Then we will wait for the city to give us the green light to remove the scaffolding.

(WP) Any projection on when they will finish the lines that are still closed?

(KC) It's changed since they couldn't do work this week, but it's projected at two weeks.

(PMR) J and K is scheduled for the weekend, this Saturday.

(KC) I didn't want to promise since it's dependent on weather. We had to finalize work due to some water issues. But projected for J and K is two weeks from the last meeting.

Superintendent Report – (JN) Once we get the greenlight for when the scaffolding comes down, power wash the front. We will start the annual painting of the basement levels, A B and C, will happen soon.

(DE) Can we do an epoxy paint, so we don't have to go through that every year?

(JN) I am on that. I'm going to add hydraulic cement and see how that goes.

Electrical Upgrade – (DM) Work to complete this project has been slow due to apartment access issues. We have (3) remaining apartments that we need to gain access to. Two of the apartments will need legal assistance to gain access, and the other we are working with the owner to fix some electrical violations. We are hoping that we have access by the end of April and can close out this project that started in 2019.

(DE) The apartments that we need legal assistance for, are they aware they will be responsible for legal fees?

(DM) One of them is aware, yes. The other we're dealing with an estate from someone who is deceased.

Fire Alarm System – (DM) The building went into contract for the installation of speakers in each apartment with a control system in the lobby. If there's a fire in any part of the building, the fire dept can provide instruction and evacuation procedures directly to the apartments affected. Because of Covid-19, the project was put on hold. Currently, we're waiting for HDC to schedule a kick-off meeting between the contractor, management, and architect. As of today, we have been given the date of March 22nd (Monday) and we will send notice to all shareholders as access will be required by every apartment. We will share schedule, but access is very important for the dates so the project can proceed in a timely fashion.

(PMR) Access is based on each floor since they will need to complete one floor at a time.

(DM) Exactly.

Raceway Channel Removal / Fire Alarm Wiring – (LF) As part of RCN's agreement, they started the installation of raceway channels in our hallways. The work was halted when that the initial approach did not meet the requirements for the fire channel and was aesthetically unappealing according to several cooperators. We received input from our engineer to determine what route we need to follow.

Mr. Masiku presented a new option for raceway channel to the board and to the residents who joined the meeting via zoom.

(JS) Can everything be the same color?

(DM) Yes.

(PMR) And they will be painted.

(WC) Why couldn't they just use the narrow piece?

(PMR) We need room for additional wires, like the intercom wire that we don't have. The fire alarm needs a separate channel.

(WC) What's up there now, regarding the larger cornice, is going to be the intercom wire, and the smaller once will be for the fire alarm?

(PMR) No, what you have right now – this new piece will replace we have and allow for more room for additional wiring expect for the fire alarm. The second is for the fire alarm.

(DM) The company that started the installation of the wide raceway channels has have already started removing the raceway and tomorrow they will start removing from floors 16 to 15 so we can be ready for the new raceway. They will also be part of the kick-off meeting with the architect, so everyone is on the same page.

(DE) RCN will cover the installation, labor, and parts?

(DM) Initially, yes, but some parts of the installation issues are fault on our part. We're trying to work out something currently.

Intercom and Driveway Accessibility & Capital Grant – (DM) River Terrace is looking at the option of replacing the intercoms in each apartment with a video device so you can see who's at the door. We're also exploring options in the back of the building, including widening the back sidewalk, to make each entrance assessable for wheelchairs and shopping carts. These projects are projected to cost over (1) million. Work related to this project is part of the Capital Grant application that has been submitted to the Manhattan Borough President's Office. We are waiting for the decision about that submission.

(PMR) The amount we are asking for is a little over (1) million?

(DM) Yes, it's for (1.2) million.

(PMR) And the application has already been processed? It behooves us to talk to our political allies.

(DM) Yes, to help push this through.

(DE) The fence that divides Safety City and our driveway, there is (2-3) feet on the other side. Can we speak to DOT about putting the fence against the wall, so we don't have to go through with that?

(DM) We have asked a surveyor to determine our boundaries. If DOT took some of our property, we would ask them. Right now, we don't know. If it's in our favor, we'll have the map on our side. We don't want to take too much of the driveway.

(WP) Right now, the fence is not built into the concrete and it's not straight.

(PMR) The existing fence, who put that up?

(DM) DOT.

(PMR) There are two fences, and there's a gap there... Maybe they realized that's not their property?
(LF) Have we reached out to Mark Levine or Shaun Abreu? They could let us know who we can speak to at the DOT.
(DM) Thank you, Mr. Fowler.

South Community Room – (KC) We're still in the process of doing electrical work before we can open the South Community room for rentals. We have contacted several vendors to determine the best way to accomplish the work we need as it's more complicated than we thought. We need to have wiring done through two levels of flooring, down to the GC level. Once that's accomplished, we'll be happy to have the room open for rental. A quote was given, once approved we can move along with that.

---Shareholder Q&A---

With no questions, Mr. Fowler thanked shareholders for attending and asked for a motion to adjourn the meeting. Ms. Morgan-Riley made a motion to adjourn. Mr. Encarnacion seconded the motion, and the meeting was adjourned at 8:20pm. Mr. Fowler wished everyone a happy Easter and happy holiday.

Respectfully submitted,

Jory Sutton
Secretary | River Terrace Board of Directors