

Patrick E. Gorman, Board of Directors
Monthly Meeting February 13, 2023

Board of Directors: Mr. Bender, Mr. Campbell, Mr. Wright, Ms. Johnson, Ms. Powell, Ms. Padmore, Ms. Fields

Staff: Ms. Joseph (Site Manager), Mr. Fuerst (Metro), Mr. Marque (Supervisor), Ms. Khindri (Attorney)

Agenda: Motion to approve agenda by Mr. Campbell 2nd by Ms. Powell All Ayes Motion Carried

Superintendent Report: Mr. Marque submitted his report.

Leaks-1371/apt.13K- There is no radiator in the kitchen of this apartment. The previous shareholder had the radiator removed. Mr. Campbell stated the original shareholder was a plumber he probably removed the radiator. The shareholder at present has been in the apartment several years with no issues concerning the radiator. The shareholder was not home but later making an appointment with Mr. Marque to come check for the leak.

Mr. Bender stated that shareholders were complaining about leaks coming from the upper floors starting on the 17th floor which can be coming from the terrace.

Ms. Padmore asked if the shareholder has been living in the apartment for many years why is the issue just coming up? Mr. Marque stated probably because the steam maybe stalled in the walls which may lead to the leaks. Mr. Marque stated the wall will probably need to be opened to release the steam.

Ms. Joseph instructed him to get a contractor and after the work is finished to close the wall do not leave the wall open. ~~1381/Apt. 16f- Ms Padmore spoke concerning the wall in her apartment that was opened to find where a leak was coming from, Mr. Marque stated they opened the wall because the leak was coming down to apts. 14 and 15 f.~~ Ms. Powell stated sometimes the walls must be opened to find where a leak was coming from.

Cogen- Mr. Bender asked if the systems were running the way they are supposed too. Mr. Marque said the Cogen systems are all running smoothly.

Garage entrance door- Ms. Johnson asked Mr. Marque to check the entrance door for the 1371 garage because it doesn't slam shut after you enter or exit.

Motion- Motion to accept the superintendents report by Mr. Campbell 2nd Ms. Powell All ayes
Motion Carried

Minutes- Motion to refrain from reading the minutes by Mr. Campbell 2nd Ms. Powell All ayes
Motion Carried

Management Report- Ms. Joseph read the report as submitted

Mold Issue- 1371/Apt. 14D According to Ms. Joseph the mold has been cleared out of the apartment. Mr. Bender stated there are two accounts one from our mold company which states there is no mold it has been dealt with; the other from an outside company which Ms. Curwen's daughter hired said there is still mold in the apartment. Ms. Joseph stated when she went to the apartment to check id everything was finished there was a leak in the bathroom which has been fixed, as for the ceiling she did not want the ceiling to be closed. Ms. Joseph the lawyer for Gorman and Ms. Curwen attorney should speak to each other. Ms. Khindle said they would speak with Ms. Curwen's attorney to discuss her issue. Mr. Bender stated there is a deadline for the ceiling to be closed. Ms. Joseph stated she has sent numerous letters to Ms. Curwen to have this done to no avail. The contractors have come but Ms. Curwen refuse to open the apartment door. Ms. Joseph stated after 3 times that a mold company came to the apartment the last report is that there is no mold in the apartment, but some mold was detected

in the vacuum cleaner. A letter will be sent from our attorney to Ms. Curwen attorney stating the coop need assess to the apartment to male the necessary repairs and a deadline date will be given. Mr. Wright stated Ms. Curwen has been dislocated from her apartment. Ms. Joseph stated Mr. Curwen has been residing with her daughter in 1381 since July 2022. Mr. Wright stated this issue has been on going since last year and needs to be resolved so her mother can go safely back into her apartment. According to Mr. Wright Mr. Nardo (previous site manager) was relying on what Mr. Marque was telling him conceding the situation Ms. Khindri asked if there was work done in the apartment 11/22? Initially the test on 11/29 submitted by Ms. Curwen was that there was mold in the apartment.

Ms. Powell stated the state has different guideline then what Ms. Curwen company . Anytime an apartment has been closed off for a certain amount of time there will be spurs or moisture in the apartment A report from NYSDEP is a certified report and binding

.Ms. Joseph suggested that they receive a follow-up report form NYS and write a response to Ms. Curwen attorney concerning the conflicting reports. Ms. Powell stated NYS DEP reports holds a substantial amount of weight concerning their reports.

Motion - Mr. Campbell motion to have another company assess the apartment for the presence of mold to close this case. 2nd Mr. Wright All ayes Motion Carried

Mr. Wright asked if the ceiling would be closed before or after the new company came to inspect for mold. Ms. Powell stated the repairs need to be finished. Ms. Khindri stated the company must have a NYS license.

Transfer- 1381/Apt. 13F:Mr. Wright asked if the apartment that Ms. Curwen wants to transfer too has been renovated? Ms. Joseph stated the apartment had to be treated for asbestos and mold which has been completed. Mr. Bender asked Ms. Joseph to let the board know the name of the company restoring 13f. Mr. Bender asked Ms. Joseph if she inspected 13D, this is Ms. Curwen present apartment. Ms. Joseph stated Ms. Curwen will not let her in to the apartment. Ms. Padmore stated how is she getting a new apartment with out having the present apartment inspected? Mr. Fuesrt asked is there a clause in the policy and procedures which doesn't allow for lateral transfers? Mr. Wright stated it is legal and is done here at Gorman. Ms. Khindri stated she will look into the issues. Mr. Fuerst stated lateral transfers can be refused if the building adopted this into the procedures. Mr. Wright suggested to look at what is in writing before making assumptions.

Parking Garage- Ms. Padmore stated that if you're in the garage and are three months in arrears with your maintenance you will be removed from the garage. This rule has been in effect for many years. Mr. Fuerst stated because Ms. Joseph is a new manager here at Gorman she wants clarity as to when a shareholder forfeit their parking spot in the garage. Mr. Bender also stated after three months in arrears you lose your parking privileges. Ms. Joseph suggested two months in arrears, Mr. Wright said that could not be changed. Mr. Campbell suggested a letter of intent be paced in the rent statements. Ms. Joseph asked if late fees should be applied? Ms. Johnson stated late fees are usually given after the 10th of the month. Mr. Wright asked if the shareholder makes a partial payment of maintenance would they have to pay late fees? Mr. Fuerst stated they would be charged late fees because the maintenance is late according to what is being said by the board members. Ms. Padmore stated the late was \$50.00 in the past. Ms. Khndri stated any shareholder in arrears will be subjected to late fees even partial payments until the maintenance is paid in full.

Motion: Mr. Wright made a motion that a shareholder with 3 months in arrears will lose their parking spot, the 2nd month they will receive a letter stating they are going to lose their parking privileges the next month if their maintenance isn't paid in full. 2nd Mr. Campbell All ayes Motion Carried

Ms. Powell reiterated her views on the parking garage issue. Mr. Wright stated the letters that have been sent out would have to be revamped. The letters that went out should be sent out after thirty days.

Arrears: 1381/17K Ms. Fields is disputing she is in arrears because of the surcharge on her maintenance for noncompliance concerning her income affidavit. Ms. Fields stated she was told that she would have to file her taxes before submitting the form, when she learnt from Mr. Nardo she could submit the form without the taxes she submitted the form. Mr. Fuerst explained you needed your taxes only if you were being audited. Unfortunately, it was submitted in October 3 three months late. Ms. Padmore stated that if you're in arrears you cannot be on the board of directors. Ms. Fields still believes she is not in arrears and will speak with Ms. Joseph concerning the issue.

1381/apt.6k – According to Ms. Fields the agency (EWRAPPE) sent a check to the office covering Ms. Jackson arrears but was returned to the agency. Management stated they were waiting for payment from the agency for this apartment.

Maintenance

Vacation: Ms. Joseph inquired about the rules on the maintenance staff vacations. Mr. Wright stated they were able to take vacation throughout the year since the pandemic. Mr. Campbell suggested that management speak with 32BJ rep. Mr. Taylor concerning this issue and update the board with the outcome. Ms. Joseph will make up a schedule and send it to the board for review.

Equity Account: This account has been kept up to date by the site manager in the past, unfortunately Ms. Joseph isn't familiar with taking care of such an account. Mr. Fuerst requested that account be taken care of in Metro main office. Mr. Bender also stated there seems to be issues with this account being handled by the office staff. Ms. Fields stated since Metro is taking care of our business concerns shouldn't their managers know how to handle such accounts. Mr. Wright stated that since Metro takes care of the account anyway it would be more appropriate if this was changed.

Motion: Mr. Campbell motion that the equity account operations be moved from the management office to the main office of Metro Management. 2nd Ms. Powell All ayes Motion Carried

Mr. Fuerst requested Ms. Joseph send all ledgers and impending refunds to be sent to the home office of Metro, also any deposit tickets. Ms. Marianne (finance person) will meet with Metro staff members to alert them of the change.

Motion: Mr. Campbell motion to accept the management report 2nd Ms. Powell All ayes Motion Carried

Old Business

CCCTV Contract: Mr. Fuerst stated that he spoke with Mr. Caruso concerning the contract and was told because of their credit score dip that was the holdup with moving forward.

Facade: Mr. Fuerst stated they are still waiting for the contract approval from HCR. Mr. Bender stated that's where the violations are stemming from and when will the state move on approving the contract. Mr. Bender also said he spoke with Emanuel Haynes concerning this issue.

Mr. Fuerst stated he received a new proposal from Lawless to oversee the contract.

Superintendent Resolution: Mr. Bender stated we need to do a resolution concerning the superintendent moving to a three-bedroom apartment paying the difference in the maintenance. Ms., Fields asked is there something in his contract stating that if he moved to a larger apartment, he would have to pay the difference in the maintenance, she hasn't heard anything concerning a background check. Mr. Wright stated the former superintendent had a background check.

Asbestos Company: 1381/Apt.6K There are 3 bids for the asbestos removal from said apartment. It was decided to go with the lowest bidder. Ms. Powell asked what would happen to the money not used ? Mr. Bender said the remainder would go toward the building. Ms. Kindri stated the insurance company would allocate funds for the apartment clean-up. Ms. Oseph stated they would send all bills to the insurance company. Ms. Nikki stated a company would have to be chosen to do the work by the shareholder. Ms. Fields stated we should know what money we are getting from the insurance company, Mr. Fuerst stated he would let us know tomorrow Tuesday February 14th,2023.

Motion: Motion to go with the lowest bid for the asbestos removal from apartment 6k, also use the remaining funds to use for the clean-uo of that apartment by Mr. Campbell 2nd Ms. Powell All ayes Motion Carried

New Business

Office Mailbox: Mr. Wright stated that a couple of shareholders were complaining to him concerning the mailbox outside the office door. They feel its not safe for their information that is placed in the box when the office is closed. Mr. Fuerst stated the most effective way to give in their maintenance is to give to the secretary also there is literature in the office explaining the benefits and how to do online payments.

Committee Report: Ms. Powell stated some shareholder has issues with the people parking in the driveway at 1371.

Motion: Motion to accept Maintenance committee report by Mr. Campbell 2nd Ms. Johnson All ayes Moton Carried

Parking List:

Mr. Wright requested that the list for the garage parking is put in the glass board in each lobby.

Ms. Joseph stated the list would be posted tomorrow. Adjourn: Motion to adjourn by Mr. Campbell 2nd

Ms. Powell All ayes Motion Carried

Submitted by

Ms. Johnson, Board Secretary