

Aguilar Gardens Board of Directors Meeting Minutes

October 9th, 2024

7:00 p.m.

Metro Management: Vanessa Blomberg, Salema Robertson, Richard Nardo/absent

Aguilar Gardens Board Members: Jannette Stuart, Michael Abraham, Tanya Wood, Marilyn Mandel, Leslie Gutman, Neil Kramer/absent, Shelly Weinberger/absent

Board reviewed and approved minutes from September 11th, 2024.

Manager's Report

Management is actively working on selling the remaining four vacant apartments to potential new shareholders. Currently empty apartments are 1R/A, 7D/A, 8J/A, and 8H/B. 6P/B has been sold closing will be on the following Monday.

Parking

Shareholders will be required to have parking stickers displayed by January 2025. If a shareholder does not have a parking sticker and needs a replacement one will need to be purchased for 40\$ from the management office. In the past some shareholders may have received replacement parking stickers at no cost, unfortunately that will no longer be an option.

Grievances

Shareholders have been made aware that Aguilar is actively pursuing arrears from tenants. Unfortunately, late and legal fees do accrue during this process these fees will be charged back to the shareholder.

Capital Funding

The Board was advised this is the time for them to look into obtaining a loan with HPD or HDC the board will need an IPNA inspection. Vanessa advised the Board she submitted a loan request with HPD about a year ago. The IPNA findings will need to be submitted to HPD or HDC for review. An engineer will review and provide a scope of work for all work

required by the IPNA. Once established this will be submitted to HPD/HDC for loan amount.

Commercial lenders will require an IPNA as well however the loan process can take about six months and will have a higher interest rate.

Vanessa says she will follow up with HPD regarding loan.

A & C Plumbing contract is with HPD and is approved. HPD request an amendment be added to it. A request was made to have A & C start some proprietary work to have buried utilities marked in the courtyard. This will be an additional cost of 2,700\$, a vote was taken for the contractors to proceed all 5 members in attendance voted yes.

Rapid Intercom is currently live in the B building. There are three apartments in the B building that have refused access and are not connected to new system. 1J/7B/8R will be charged 225\$ fee if tenants do not allow access to have intercom system activated. Aguilar will pause on pursuing legal action against Rapid for now. Hopefully work will resume after the Jewish holidays.

Xinos working and we are still waiting on permits the ramps for the B building. A civil penalty will need to be paid for the ramp being installed years ago. Work will proceed in the A building and will correct violations at the same time. The ramp located outside A building is not ADA compliant and was given specs for the new ramp. Xinos quoted a price of 27,000\$ to have the ramp removed and installed. The board will look to get two additional bids to have ramp rebuilt.

The neighboring building will be sent the contract containing the scope of work to be done by Xinos, the replacement of the plants and the electricity will be handled by a consultant to review usage by con-ed.

Adjourned 9:14 pm