

Sunset Green Board Meeting Minutes

October 15, 2024

Attendees: Ryan Crews, Eloise Hyatt, Carmella McGovern, Lucy Moreno Casanova, Sandra Robertson, Robert Tetteh and Michele Jones,
Management: Cleo Monroe

COOPERATOR SESSION

Cooperator Meeting Came to order at 7:15 pm

Ms. Wright (1D)

Addressed the Board regarding her August 2024 Maintenance check being lost in the mail. Ms. Wright mentioned that she had spoken with Ms. Monroe (Management) and ask that she not cash her check. Ms. Wright has since received a late fee and would like to have the fee waived. Cleo (Management) explained to Ms. Wright that checks mailed to the PO Box are automatically paid through Chase Bank. Metro Management has no control over when checks are cashed. The Board will discuss this matter further.

Ms. Wright also mentioned that she has had an issue with a drip in her tub. Board requested that she complete a work order for the Super to address her issue.

Ms. Dolce (7B)

Has an internal leak on the wall near the terrace door. Would like to address this issue prior to the building inspection.

MANAGEMENT REPORT

Board Meeting Came to order at 7:45 pm. September 2024 minutes reviewed and approved.

ACCOUNT BALANCE

- Cleo (Management) reviewed all building financials as of 9/30/24.

FINANCE

- Lucy (Treasurer) The below invoices were approved but have not paid at this time.
 - Elevator
 - Legal (Mr. Tane)
 - Boiler/Oil
 - Accounting (Mark Cohen)

VACANCY

- **Apt 8E** – Is requiring major repairs Cleo (Management) has received two proposals. Proposal one from Dallas Home Improvement and Proposal 2 from J&S. As J&S was less, the Board agreed to go with J&S. Cleo to contact 8E family. Cleo is processing application for this apartment Delia Polanco-Jamenez to HCR for approval.
- **Apt 2E** – Application for Angelee Coakley (Veteran Spouse will receive priority). Cleo (Management) has submitted Ms. Coakley's application to HCR for approval.

BUILDING ISSUES

- **Annual Inspection** - Scheduled Oct 17 – 18 (3 – 7 pm) Make-up date: Oct 19 (11-3)
- **Broken Fence (Buena Vista Avenue)** – Fence was rammed into and is now broken. Ryan (Board Member) will contact (Blue) to repair the gate.
- **Parking** – Ryan (Board Member) will reach out to Yonkers City council to see what can be done to speed up the process of getting the backing parking project inspected for project closure. Cooperators are concerned that the project is taking longer than expected.
- **Elevator** – Start Elevator, LLC would like Sunset Green to pay past due invoice and they in turn will pay accrued legal fees. **Resolution:** Board declined to pay legal fees. Cleo (Management) will send a letter to our attorney.

- **Amenities** – During September meeting, Board voted/agreed on the following parking increase. \$30 for outdoor parking and \$50 for indoor parking. The September Board minutes will be sent to Mark Cohen (Accountant).
- **Garage Door** – There are three bids for garage door repairs.
 - **Overhead Garage Precision** | Provided by Lucy (Board Treasurer)
 - **Auto Magic** | Provided by Cleo Monroe (Management)
 - **Additional Bid** | Mark (Super) to provide additional bid.

Apartments

- **Ms. Bryant (9H) - Issue:** Leak in Bathroom causing damages to apartment 8H and 7H. Ms. Bryant proposed that the building pay for ½ the expenses. She also preferred the repairs not be completed by Mr. Dallas. Cleo (Management) provided two bids.
 - **Resolution:** Board voted six “no” on splitting the cost

MEETING AGENDA

FOLLOW-UP/OPEN AGENDA

- **Amenity Increase:** Board agreed to table raising in-house amenities at this time. This does not include the increase on parking which was approved at the September Board meeting.
- **Side Driveway Parking Area:** Board continued discussion on solution to prevent Cooperators from parking in the side driveway.
 - **Resolution:** The below options reviewed
 - **Planters** - Potentially purchase planters \$45.00 ea. (3 ft wide 2-3 feet deep)
 - **No Parking signs** – Purchase no parking signs. Adhere signs to the side of building.
 - **Yellow Lines** – Mark designated area with yellow lines indicating no parking. Ask Mark (Super) to paint yellow lines. Lucy (Treasurer) to purchase yellow paint.
- **Community Room:** Ryan (Board Member) suggested that we open the Community Room on Thursdays to our shareholders for community socializing (i.e., board games & community activities). Discussed the possibility of Cooperator’s assisting with community room refresh (Priming and Painting walls). Eloise (Board Member) will reach out to someone she knows to repairs the cracks in the wall.
 - **Resolution:** Michele (Secretary) to include this new accommodation in the upcoming newsletter.
- **City Of Yonkers:** Lucy (Treasurer) Suggested Board members and Cooperators attend the **Oct 16th @ 6:00 pm** City Council meeting which will discuss the construction of the new build on Buena Vista Avenue.
 - **Resolution:** Michele (Secretary) to include this new accommodation in the upcoming newsletter.
- **Staff Hours:** Justin (Porter) Requested to change his work hours (8-5) and (7-4) on Garbage & Holidays. Board agreed to this change.
 - **Resolution:** Cleo (Management) will inform Justin

Meeting Adjourned: 9:31 pm

Next Scheduled Meeting:

- November 18th @ 7:00pm in the Community Room
- December 16th @ 7:00pm in the Community Room