

**KINGSBRIDGE ARMS INC.**  
**2865 Kingsbridge Terrace, Bronx, NY 10463**

**MINUTES - BOARD OF DIRECTORS MEETING**  
**Tuesday, February 27, 2024**

**PRESENT:**     **Board Members** - Dorothy Brooks; Yvonne Bumpurs; Yolande Cadore; Eric Harrison; Rosie Millan; Delbra Rice; Nancy Wilson  
                  **Metro Management Dev. Inc.** - Cleopatra Monroe  
                  **Guest(s)** – Shareholders: B Dennis; T Smith; H Vanterpool; E Sharpley; J Chisolm; C Glover; R Jones; S Chatham; Y Martinez; D Conely; S Jack; S Parker; M Nunez; L Lopez.  
**ABSENT:**       Kathia Acosta; Michelle Hendricks

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The monthly Board meeting was called to order at 7:00 p.m. by Yvonne Bumpurs, President. A quorum was present.

Mrs. Bumpurs brought the Shareholders present up to date on items like:  
-the garage appraisal report which should be released soon pending final payment from the Corporation;  
-the upcoming expiration of the utility/energy pass through in May 2024;  
-the numerous violations and liens against the property which need resolutions.

Additionally, Mrs. Bumpurs shared how the Shareholders donations of recyclable bottles & cans have redeemed enough petty cash to purchase miscellaneous items during our limited cash flow.

A number of Shareholders had concerns regarding staff performance like visibility and task follow up within their units. Management will be asked to have a whiteboard put up near the superintendent's office for staff to note their locations, real-time. The Board will purchase and set up a complaint/suggestion box for input from Shareholders.

No further concerns were forthcoming and Shareholders were dismissed at 8:15 p.m.

**MINUTES:**

The monthly meeting minutes dated January 23, 2024 - Yolande Cadore made a **motion** to approve the minutes, and Eric Harrison seconded the motion. [Final votes: 6 - yes (EHarrison, YBumpurs, NWilson, DBrooks, YCadore, RMillan)]. Motion carried.

**COMMUNITY ROOM REPORT/RENTALS:** There were two (2) events for the month of February 2024.

**SPECIAL COMMITTEE REPORT:** N/A.

**MANAGEMENT REPORT:**

Ms. Monroe presented the management report that includes status of vacancies (3E, 8J and 9B); plus a report on legal cases/court dates, arrears and unpaid bills.

The Board requested that Staff's office be kept clean at all times; Management asked to follow through. Board would like to sit down with Staff individually to discuss their concerns; to be scheduled.

**NEW BUSINESS:** N/A

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**OTHER BUSINESS: N/A**

No further business was addressed. Next meeting tentatively scheduled for 3/26/2024. Meeting concluded.

Minutes submitted by Delbra Rice, Secretary



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[Distribution: Board of Directors (9); Metro Mgmt (1); Primary Bulletin board(1); Attorney(1)]