

Patrick E. Gorman, Monthly Board Meeting
Monday Oct. 14th, 2024

Board Members- Mr. Wright, Mr. Bender, Mr. Campbell Ms. Powell, Ms. Padmore, Ms. Fields, Ms. Johnson

Staff-Ms. Gaines (Site Manager), Mr. Moss (Accountant), Mr. Budija(Metro Rep.) Mr. Baron(Metro Management) Mr. Marquee(Superintendent)

Agenda- Motion to amend the agenda by Mr. Campbell 2nd Ms. Powell
All ayes Motion Carried

Minutes- Motion to accept minutes from the previous meeting with the necessary corrections by Mr. Campbell 2nd Ms. Powell All ayes Motion Carried

Accountant Todd Moss- Mr. Moss stated requesting another rent increase will not solve our cash flow issues. The problem is the arrears are so high this is what's causing the issues. Ms. Fields asked Mr. Moss how we make the shareholders in arrears pay the money owed to the co-op.

Mr. Bender asked management if the shareholders were given information concerning programs that could help them with payment.

Ms. Padmore remarked that it is so hard to get them to pay, especially because the courts take a hard stand on evictions.

Mr. Campbell stated the amount owed is close to \$500,000.00, which if paid we would be able to pay our bills.

Mr. Moss stated we have about 8 million dollars in the ACE account on record.

Mr. Wright stated if the shareholders with arrears are evicted, we lose money, but if we were able to work with them we may receive a portion or all of what's owed. Ms. Gaines stated several steps have been taken to give the shareholders arrears. She has provided different resources the shareholders could use to ask for help with the rent.

Ms. Padmore stated a lot of seniors applied for the SCRE program but were turned down because of their incomes.

Metro Management Mr. Baron- Mr. Baron spoke concerning the need here in Gorman for a full-time manager and office assistant. Mr. Baron explained the beneficial outcome with a full-time staff, also PEG always had a full time office staff.

Mr. Campbell stated he agrees that full- time office staff are needed immediately.

Ms. Fields asked what Ms. Gaines is not doing in the office that makes us need a full-time manager. Mr. Baron stated many things are important and are getting pushed back because of the part-time schedule.

Ms. Gaines stated to be perfectly honest many important aspects of the job are taking a back step because she is only in the office part-time. Mr. Wright thanked ,Mr. Baron for his input concerning the need for a fulltime office staff.

Mr. Baron stated perhaps we should spend a couple of months with the full-time staff and revisit the issue if needed. Mr. Baron requested that the board let him know as soon as possible the outcome of this issue.

Parker Court Case- Mr. Bender stated that the attorney handling the case asked if we will consider settling out of court if we decide to settle there is a resolution needed. The attorney stated it might cost more money if we go to court.

Motion- Mr. Wright made a motion that we settle the Parker case out of court

Ms. Padmore 2nd All ayes Motion Carried.

Superintendent- Mr. Wright questioned the invoices for the job Mr. Marquee did in that apartment (13F). Moving forward all invoices should go through management then HCR. Mr. Bender stated Ms. Gaines should not accept any invoices that are not broken down properly.

Ms. Fields stated that the super can do private jobs here in Gorman. Ms. Powell agreed with Ms. Fields if it does not cost Gorman any additional money and you must be careful because of the union rules. Also, the previous supers that were here have been allowed to do private jobs for shareholder. Mr. Wright stated those supers did not have private business.

Motion- Ms. Padmore motion that Mr. Marquee(Superintendent) cannot do any work here in Gorman with his private company. 2nd Mr. Wright

Ms. Fields Abstain Ms. Powell No Motion Carried.

Superintendent Report- There was no report given to the board from Mr. Marquee.

Cogen- Mr. Marquee stated Cogen needs repair work and they are supposed to come later this week to do the repairs.

Boiler Room- The boiler was shut down this week so the room could be ready for an inspection after it was painted. Marque explained how the shut down would work, shutting down one boiler at a time.

Missing Reports and Supply Inventory- Ms. Padmore remarked to Mr. Marque concerning the missing reports that is an issue that needs to be rectified. Mr. Marquee stated he will give all the reports to Ms. Gaines.

Hallways-Mr. Marquee was requested to check all floors in both buildings for the plaster in the halls and walls that needed to be painted.

Management Report- Read as submitted by Ms. Gaines

Lock Boxes for Board candidates- The boxes will be kept in the management office until after candidates night.

L & T Attorney-Ms. Gaines stated she reached out to HCR requesting to obtain a new L& T Attorney.

CCTV- Lawless & Mangione sent out a new package for the system.

Security- The payment requested from Allied Security is \$292,000.00.

Motion to request a payment to Allied Security for \$292,000.00 from HCR by Mr. Campbell 2nd Ms. Powell All Ayes Motion Carried.

Mr. Budjia from Metro stated he will give Ms. Gaines the exact figure that is owed tomorrow(October 15th, 2024). Ms. Gaines will send the report and exact figure to the state for approval .

Motion to accept the management report by Mr. Campbell 2nd Mr. Wright All Ayes Motion Carried.

Metro- The biggest issue according to Mr. Budjia was obtaining the payment for Allied Security.

Candidates Night- Mr. Wright stated management, not the Board, should handle the candidate's night . Ms. Gaines stated she would be available if needed to host the night.

Motion – Mr. Wright motion that candidate's night is held Thursday October 17th, 2024, at 7pm in the community room, Ms. Padmore 2nd All Ayes Motion Carried.

Committee Reports

Events Committee Report- Ms. Johnson requested \$250.00 for the children's Halloween Party to be held in the Community Room Thursday October 31st.

Motion to give Ms. Johnson (Event Committee)\$250.00 for the Children's Halloween Party by Mr. Wright 2nd Ms. Fields All Ayes Motion Carried

Motion to adjourn by Mr. Campbell 2nd Ms. Powell All Ayes Motion Carried