

MINUTES of the ANNUAL MEETING
OCTOBER 21, 2024

In Attendance:

Fiona Lazar, Minerva Diaz, Marina Sadriyoun, Tim Ceta, Cleopatra Monroe, Joseph Giannasco, Ruta Behrend, Lizette Williams

FINANCIAL REPORT: Joseph Giannasco reviewed the financial report. He summarized that our building has been operating at a deficit of \$50K for the past two consecutive years due to the vast inflation that has affected the entire economy. A big portion of our increased expenses has been the building insurance premium which increased from \$89K to \$124K. He and NYS-HCR have proposed a maintenance increase in order to maintain our building and pay our expenses. He has proposed a maintenance increase to NYS, but NYS would have to review his figures and most likely NYS will recommend a higher increase than the accountant's figures. We still do not know the amount of the increase until NYS-HCR reviews the increase package from Joe and they will determine what will be the final maintenance increase amount. The maintenance increase conference has been scheduled virtually for October 30th at 6:00pm. Everyone will receive an email with a link and codes to join the meeting. When the maintenance increases, so will the equity purchase price and the minimum and maximum income requirements.

ELECTIONS: Sandee Tovin. We do not have a quorum. Lori Crespo, Braulio Fernandez, and Katie Fuentes 2B, were on the ballot along with a blank line for a suggested nominee. The ballots were collected from all the shareholders that were present. Sandee Tovin will resend the ballots to the shareholders that did not attend and they will get a chance to vote up to another 30 days. The ballot box will be left in the lobby to collect the ballots.

Sam Youhan of 7F made a complaint that the seniors (including himself) would not be able to afford the maintenance increase. Sam recommended that the building cut the insurance policy and just cover all liability expenses on its own. This is something that is prohibited by NYS-HCR since this is a Mitchell-Lama building. The accountant recommended that the seniors that are disabled may benefit from the D.R.I.E. program.

We have one apartment vacant (1H) because the Estrada's moved to 1B and their apartment shares cannot be resold because of the extreme water damage from the A/C sleeves which leak water into the apartment every time it rains and flood their floors. This problem has to be addressed before the shares are sold and it is only when the garage restoration project is started that this problem can be addressed. Maryann DeRosa from 9J suggested that a contractor close those A/C sleeves and allow that apartment to use window A/C's. However, Cleo reminded us that we would need a permit from the City of Yonkers because we would be modifying the original infrastructure of the building. This is something we can discuss further with a contractor. The equity due to the Estrada's will be paid out because it is undetermined when this problem will be resolved.

Luis Martinez from Apt #3D questioned the article written in the "Westchester Lohud" that mentioned Sunnyside Manor as one of the Co-Op's facing poor financial physical conditions. He also questioned the article mentioning mismanaged funds by Metro Management. Fiona explained that Metro has been an excellent management company. Also the Board oversees and authorizes all the bills. The article also mentioned a conflict of interest which could be regarding the "Account Held By The Board" that was monies being collected from the Community Room Rental. This "account" was handed down from the previous Board back in 2010 when Anker Management and many of the Board members were replaced. The new Board continued to maintain this account and continued to deposit cash income from the Community Room rentals. Over the years, the Board had used this additional money to purchase an entirely new camera surveillance system for the entire building; new tables and chairs for the Community Room; throw Halloween parties for the children of the Co-Op; etc. The new Board was unaware that this account was a conflict because the management company was not on this account. However, throughout the years, the Board treasurer Minerva Diaz, had always reported all the income and the receipts to our accountant Joe Giannasco and Joe has always lumped the monies in this account into the total revenue. Minerva Diaz had also kept impeccable records and receipts of all transactions and cash monies deposited into this account and all the expenses and this too had been handed over to the NYS Comptrollers office during the audit. After the audit, the Board was instructed to close this account and to deposit this money into the Operating Account held with Metro Management and the Board complied immediately.

There were complaints from shareholders about the increasing number of dogs in the building. Fiona suggested that anyone that has adverse negative reactions to dogs, should bring in a letter from their doctor in order to be able to fight back against the requests for emotional support dogs. Otherwise the courts always lean towards the person with the need for the emotional support dog. Shareholders complained that they had moved into this building because it was a pet-free building and they didn't need to provide any documents to support that at the time they moved in.

Shareholders complained that they don't know who to contact regarding parking and storage. They would benefit from a "Who to Contact" list that we should display somewhere in a common area.

Apartment 6B Larri Chisolm complained that she is being targeted because she was asked to remove all the personal items she had stored at her parking space. She complained that there are others storing items at their parking space. Tim will inspect the garage and let the Board know who has items stored and they will all get a notice to remove their stored items. Parking spaces are not to be used for storage. The only items that can be left at the assigned parking space is a shopping cart.

Katey Fuentes complained that others are getting a second parking space before her. Fiona explained that no one has been issued a second parking space. We are not issuing second

parking spaces until we have gone through the list for the people waiting for their first parking space. Katey was referring to the temporary rental of the "snow pile-up" space in the upper lot that has been temporarily assigned only during the warmer months.

REPAIRS & IMPROVEMENTS:

- Laundry Room
- Lobby walls and doors painted
- Upgrade to LED light fixtures as old bulbs die out.

PLANNED UPGRADES:

- Rear lobby walls, doors and floors.
- Community room ceiling, fixtures, walls, doors and floors.
- Garage restoration project waiting for bids from engineers
- Additional cameras to mailing room, Sunnyside Drive (facing south)

ARREARS POLICY:

If a shareholder falls behind in the amount of one half or greater of their total monthly maintenance bill, a format warning letter from Metro Management. The format warning letter will warn the shareholder that if they fail to:

- contact Management regarding their account or make additional payments above their base maintenance bill in order to catch up and make their account current

Then they will be sent to our legal associates for collections. Also, they are at risk of losing their parking privileges (if they currently have a parking space). Finally, the shareholder will assume any and all legal costs associated with the collection of their past due payments.

If a shareholder falls behind in the amount of two months of their total maintenance bill and have not yet contacted Metro Management regarding their account and/or have not made any effort to catch up, will be sent to the legal department for collection assuming all legal costs associated with the collection of their past due payments.

EMOTIONAL SUPPORT ANIMALS:

Many shareholders have been complaining about the increase of animals (dogs) in the building. Shareholders that have emotional/psychological adverse reactions to dogs, should bring in a letter from their medical provider. Shareholders with emotional/psychological adverse reactions to animals/dogs have just as much right to be in a pet-free building as the people requiring these emotional support animals. Shareholders have been sending in letters from their doctors that they are either allergic or have negative emotional effect from dogs. So far these letters are being kept in the office in the shareholder's file jacket.

APARTMENT INSPECTIONS:

The shareholders questioned why there haven't been any inspections recently. The Board will conduct a new schedule to perform inspections with the help of Tim (Super) and Cleo (Management).

Under the Mitchell-Llama program, the building is required to conduct annual inspections to verify the appliances that are being claimed on the maintenance bill. A shareholder has the right to decline entry for this inspection. However, the refusal shall be noted and the shareholder will be charged for the maximum appliances going forward. Inspections will be made by two designated board members, and/or a board member along with the super, and/or the super and the building manager. Inspections will be made unannounced. The inspectors will be checking all rooms, inside closets and terraces. Please make these areas accessible for prompt and easy inspections.

GARAGE & STORAGE:

The storage room can only have items stored in the storage cabinets. Nothing can be stored outside of the cabinets on the floor. If there are bins stored atop of the storage cabinet, it must be completely on the storage cabinet and not overhanging at all. Each cabinet must have a name and an apartment number.

Written suggestion/request from Provi Tosellet from Apt #11B that shareholders should have access to the storage room 24/7 and they all should be given a storage room key so that if they want to get something at 2:00am, they can have access. This request was declined because the other shareholders that have a cabinet in the storage room do not want everyone to have 24/7 access where things can be stolen from the cabinets. Also Provi Tosellet does not work and she is able to access the storage room during the day when a porter can open the door for her. Fiona also invited her to call or text her should she need access in the after hours.

Shareholders began to disperse. The Board invited people to food and refreshments and the meeting was adjourned.