



157-10 RIVERSIDE DRIVE WEST / NEW YORK, NY 10032 / 212.928.4100

Minutes of the Board of Directors' Meeting

April 18th, 2024

In attendance: Pauline Morgan-Riley (PMR), Patrick Owusu (PO), Kevin Berry (KB), Susan Wilcox (SW), Wanda Coles (WC), William Patterson (WP), Lawrence Fowler (LF)

- David Encarnación (DE), was not in attendance.

Superintendent: Jose Nunez (JN) was not in attendance

Metro Management: Kamilah Cook (KC), David Masiku (DM)

Cooperator attendance:

- In person (sign-in sheet) – 14
- Zoom – about 38 at peak

WELCOME, CALL TO ORDER, MOMENT OF SILENCE (PMR)

Minutes/Officer/Management Reports

Minutes begin on the 8th page of the packet

15 minutes will be given to cooperators to read through the minutes.

Comments

UNFINISHED BUSINESS

- **Board Vacancy Status (LF)**
 - There are two identified members of the community, Julie Berman and Joe Steed, that are being considered for the 9th board member.
 - We consulted with our attorney to verify the bylaws and any necessary subsequent decisions
 - A decision will be made after the close of this meeting
- **Ad Hoc Committee for Wireless Antenna (LF)**
 - The decision about this matter will not be made until such time we have a full board.
- **Rear Driveway/779 Riverside Drive Request (LF/PMR)**
 - They want to expand egress to their parking space and want to discuss with the construction process and the impact on our driveway.
 - The members of 779 sent over an offer to us and we have sent a counter offer to their members including information on whether RT visitors would have access to the parking space.
 - We are awaiting their feedback

Questions/Comments

How many new parking spots will there be?

- We have an estimate of 75 new parking spaces
- Where will they have the space for 75 new parking spots?
 - We don't know the extent of the details within the additional parking spaces but are working on clarifying their work plan. They expressed that there will be an addition of 75 spaces
- Is there a diagram for the plan set for the parking?

- Pinnacle had approached 779 RSD with this offer. They likely do have a plan set and we can ask them for that information.
 - Where will the cars park? Will they be near the garbage spaces?
 - No, they will not egress to that point
 - Are we in ownership of the driveway?
 - We are in direct ownership of the driveway up to the curb. So, we are on the hook to fix all of the damage that may be accrued
- **158 St Development (DM/KC/PMR/SW)**
 - We have reached out to the developer Javier Martinez on the demolition and development of the project.
 - An initial conversation was had between LF and Mr. Martinez and was received well
 - We reached out to the owners and one of them responded but hasn't gotten back to further communications
 - One of the nearby tenants was not aware of the ongoing building efforts
 - We are looking to raise awareness to politicians and elected officials to elevate our concerns.
 - The projected construction period is 3 years. The developer will also be a resident so he is interested/invested in being a good neighbor with the residents of the community.
 - He is aware of the issue with the last crew that worked on the gas main and their lack of professionalism with directing traffic and being in the way of the walkway. He assured us that they would not be back

Questions/Comments

- Walter Cherry noted that there are parking areas on the left and the right of the driveway
 - Also, the residence for a 2 bedroom is priced at \$800k. Serving different kind of clientele
- Construction in the front and back will limit access to our building, how can family members visit us properly?
- **Club Room - Pool Table Replacement Fund Status (PMR)**
 - We currently have 42 participants. \$2,542
 - We have identified a \$6,500 table
 - Committee is also looking at other companies for more competitive pricing
 - They will be able to adjust the amount depending on the funds as they come through
 - If we can't find an appropriate pool table, the funds will be returned to shareholders
 - At the 15th of June the board will decide how much of board funding will be used for the table replacement

Questions/Comments

- Would it be inclusive if we have young men and women allowed to play with the pool table as well (Lets rephrase the fund to draw attention to/for the younger generation)
 - If they're younger than 18, they need adult supervision
- We have 13 people present at this board meeting in a 400-unit building. We should cater more to the younger generation and see if we can have their input be considered more. It was noted that youths feel as though they don't have a voice in River Terrace
- **Status of Need Assessment Provider (DM)**
 - Physical assessment by architects was done in 2019
 - Advice given us is that it should be done every 5-10 years
 - Board can decide if we should do one this year
 - \$21,000 is the price for assessment
- **E-Bike Outdoor Storage Capacity (DM)**
 - In order for River Terrace to ban e-bikes in the building, we need a place to store the bikes.
 - We have identified a place to add a storage shed
 - There are 2 storage sheds
 - Cheaper one is not as nice but can hold more bikes
 - More expensive one can hold less but looks better
 - Looking at connections to be able to charge the bikes

Questions/Comments

- Will there be a fee for storage?
 - There is a fee of 6 dollars for bike storage a month
 - Yes there will be a fee for the storage

- **Re-Fashion NYC Capacity (SW)**

refashionNYC is NYC's official clothing reuse program in partnership with NYC Department of Sanitation and Housing Works to make textile donations as easy as possible, through a convenient in-building service. Tax receipts (for up to \$250) are available on the bin. They accept:

- Clothing (from women, men & children)
- Shoes, purses, gloves, scarves, hats & belts
- Towels, curtains, bedding & linens
- Clean rags and torn clothing
- The pickup will be coordinated by the super who will monitor the status of the bin.

Questions/Comments

- IS there a scheduled pickup?
 - No, just fill it up. The super will monitor the bin's storage.
- Are they here now?
- Yes, they are. They have to give us a combination lock for the bin.
- Does it have to be in a bag?
 - No it doesn't. Doesn't matter if its fresh clothes or torn rags, you can put it in the bin.

Motions

TBD

2022-2024 CAPITAL PROJECT STATUS

- **Façade + Terraces / Scaffolding Removal (PMR)**

- Terraces are completed
- DoB has signed it as completed
- Contractor has now given us word/notice that there will be movement and it will take 2-4 weeks to complete
 - We are not sure why the contractor is just now submitting invoice to receive payment.

Questions/Comments

- How long has it been up?
 - It's been up since 2016
- Walter Cherry asked, regarding the removal of the scaffolding, what is going to be done to refurbish the garden area?
 - The board has spoken to management for proposals to that space
 - There hasn't been success in having anything grow in that space
 - Looking at various options to see what we can do to make it work aesthetically and functionally

- **Electrical Upgrade Project Closeout (DM)**

- We're working at the installation of GFEI outlets (surge protected outlets) with Safetech
- With the final apartment that's been accessed, we have now been able to access all the apartments and done all of the upgrades
- Submission to DoB for final approval in which then Safetech will get the final payment allocation

- **Fire Alarm Project (DM)**

- There will be speakers installed to direct tenants on how to proceed in the event of a fire
 - There will also be an installation of a lobby panel

- This work has been ongoing since November 2023
 - The work is intended to occur on a floor-by-floor basis.
 - They will at some point need access to apartments in order to install the speakers and will request our cooperation with this process
- **Solar Panels reinstallation process (DM)**
 - Due to LL11/Façade work, solar panels were removed in order to prevent damage to the panels during the work
 - We have reached out to multiple installers
 - 4 proposals were given
 - Proposals will be sent to the board for final review
 - **Co-Gen Update (DM)**
 - The electricity is not yet working at 100 capacity
 - We have been meeting with the architect to closeout the proposal as quickly as possible
 - When it's working, it will provide electricity to the hallways, stairways, and the elevator in the event of a blackout emergency

NEW BUSINESS

SHAREHOLDER QUESTIONS

Walter Cherry: Is there an update on the Front Door cameras

The current company that we use for the cameras is called CSI. We have been working with them since the beginning. Our recent work with them has not been so good, business hardships. We're now looking into a different company which has submitted a proposal that offers different features from which we can choose. We will be able to continue to use our DVR and server, though might want to increase the server size. New cameras and cables might be needed to give us better performance (DM)

Walter Cherry: There was a shareholder that had a problem that went to HPD and there was a complaint lodged to HPD and David Baron. What's the status?

The letter was sent to HPD. I have no updates as it is up to HPD to respond to the letter. (LF)

A question was asked by a shareholder about the status of the intercom system

We are looking to use the 500000 received to work on the intercom and the accessibility work and joining that fund with the Terrace Door Project.

We are waiting on the funds we get for the terrace doors to see what we can do about the upcoming projects.

We did two proposal submissions:

- One for the intercom and ADA accessibility We received \$500000 dollars
- And another for the terrace doors. We are waiting on the amount we will be awarded

Since we'll hear about the grant in June 2024, the Board/management thinks it would be prudent to wait for the decision. (PMR)

Will the bid be for doors and frames?

We are looking at proposals for doors and for doors and frames. (PMR)

Ms. Russell noted that the clubroom needs new members and will be looking to enlist new members - 4/22 @ 7:30 pm

Walter Cherry: Deadline to submit insurance for the cars and the apartments has passed. What actions will be taken against the ones who haven't submitted?

We don't have the exact numbers of those that have submitted. The deadline was offered as an encouragement but we plan on submitting notices to get others to submit and warnings to those who haven't to see if we can get everyone to comply before penalties are levied. (DM)

When someone passes or leaves, what happens to the storage and the parking?

- It is a process to reclaim storage or parking space, a legal process to get through the motions of reclamation. A boot cannot be put on cars, nor can management enter into storage space. (DM)

Julie Berman: On the apartment insurance, the building has to be labeled as an interested party
If RT gets notifications on when insurance gets cancelled why do we have to submit?

There is a plethora of different insurance agencies now that have different processes and disclosures on the amount that will be disbursed out in response to insurance claims in addition to not alerting if a plan was cancelled. So, we need to directly request that information from shareholders. (KC)

MEETING ADJOURNED

Next meeting is May 16th at 7:30 pm