

August 2, 2024

MINUTES

AT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF KINGS BAY HOUSING CO., INC. , DULY CALLED AND HELD ON THE PREMISES OF 2560 ACCOUNT, ON WEDNESDAY, JULY 31, 2024, THE FOLLOWING MEMBERS WERE PRESENT, J. GARSON, K. FEIN, I. M. KEMP, I. GORELIK, J. FINKEL, A. FAYGENBAUM, I. BALON, AND M. PUSTYLNICK.. THE MANAGER M.J. KELLY WAS ALSO PRESENT, ALONG WITH JACK LEPPER, ESQ. OF KAGAN LUBIC LEPPER FINKELSTEIN AND GOLD, LLP, AND MICHAEL ANTONELLI OF ROSA AND ASSOCIATES, CPA.

J. GARSON, PRESIDENT, OPENED THE MEETING AT 7:00 P.M.

- DISCUSSION OF THE INCREASE IN UTILITIES, INSURANCE, PROPERTY TAXES AND THE BUILDINGS BUDGET.
- DISCUSSION OF A POSSIBLE INCREASE IN THE MAINTENANCE CHARGES TO KEEP UP WITH RISING COSTS.
- DISCUSSION OF THE FUNDING FROM THE CITY OF NEW YORK FOR THE CAPITAL REPAIRS.

THERE BEING NO FURTHER BUSINESS TO DISCUSS, MR. J. GARSON, PRESIDENT CLOSED THE MEETING AT 8:30 P.M.

RESPECTFULLY SUBMITTED,
RECORDER FOR THE BOARD

APPROVED:

SECRETARY, BOARD OF DIRECTORS
KINGS BAY HOUSING CO., INC.

MAY 22, 2024

MINUTES

AT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF KINGS BAY HOUSING CO., INC. , DULY CALLED AND HELD THE CORPORATE ZOOM ACCOUNT, ON MONDAY, MAY 20, 2024,,THE FOLLOWING MEMBERS WERE PRESENT, J. GARSON, K. FEIN, I. M. KEMP, I. GORELIK, J. FINKEL, A. FAYGENBAUM, I. BALON, A. KREYNIN. AND M. PUSTYLNICK.. THE MANAGER M.J. KELLY WAS ALSO PRESENT. ROBERT GUIDOTTI OF JACKSON LEWIS WAS PRESENT.

J. GARSON, PRESIDENT, OPENED THE MEETING AT 7:00 P.M.

- FURTHER DISCUSSION OF THE UNION CONTRACT COUNTER OFFERS OF OUR COUNTER OFFERS.
- FURTHER DISCUSSION OF E-BIKES AND SCOOTERS. DUE TO THE MANY FIRES BEING ATTRIBUTED TO THE BATTERIES, QUESTIONS ON STORAGE. I WILL CHECK WITH OUR INSURANCE COMPANY ON THEIR POLICIES ON THESE BATTERIES.

THERE BEING NO FURTHER BUSINESS TO DISCUSS, MR. J. GARSON, PRESIDENT CLOSED THE MEETING AT 8:30 P.M.

RESPECTFULLY SUBMITTED,
RECORDER FOR THE BOARD

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SECRETARY, BOARD OF DIRECTORS
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