

Sunset Green Board Meeting Minutes

April 15, 2024

Attendees: Ryan Crews, Eloise Hyatt, Carmella McGovern, Lucy Moreno Casanova, Sandra Robertson, and Michele Jones,
Management: Cleo Monroe
Absent: Robert Tetteh

Cooperators Visit (7:05 pm)

- Board discussed with Cooperators that the front lobby lock has been repaired.
- Ms. Baez (6F) – Wanted clarification on apartment sale/purchase process. Are potential Cooperators able to view multiple apartments? | *Board/Management explained if apartment are available potential Cooperators are able to view all available apartments.*
- Mr. Joshua (1H) – Wanted to know why the recent Super resigned, and wanted clarity on who would be doing repairs around the building. | *Board/Management mentioned that the recently hired Super was not happy here. It was clarified that any Super that is hired is on probation for up to 120 days.*
- Ms. Dolce (7B) – Wanted information regarding the two assessments that were added to the monthly maintenance. *Board/Management provided clarity on the increases that were added to the maintenance.*
- Lucy Moreno Casanova (6H) explained to Cooperators she did not receive the information to include herself on the ballot for the annual board meeting. The Board did however nominate her to function as Treasurer.

General Body Meeting Came to order at 7:29 pm

MEETING AGENDA

- **Action Item:** Discussion about the new policy where all Board members must take the New York State Board Certification.
- **Resolution:** Michele (Secretary) will forward HCR training link

MANAGEMENT REPORT

VACANCY

- **Action Items/Resolutions:**
 - Apartment 8E (Wagner) – requires major repairs. Potential Cooperator Rebecca Moreno is scheduled to do a walk through with the Wagner family.
 - Apartment 6F (Baez) – Will now be available.

BUILDING RESTORATION FAÇADE & GARAGE

- **Action Items/Resolutions:**
 - Scaffolding/Sealant around sidewalk – waiting approval from Engineer.

FUEL SURCHARGE:

- **Action Items/Resolutions:**
 - Fuel Surcharge has been approved and will begin April 1, 2024, through March 31, 2025. The STAR tax assessment was billed for the month of April 2024 but will be credited on the May 2024 statement.

BUILDING ISSUES INSURANCE & SIDEWALK REPLACEMENT

- **Action Items/Resolutions:**
 - Pending as MNR will need to complete the façade work and remove sidewalk bridge before processing pkg can be approved by HCR.

SUPERINTENDENT

- **Action Items** Letter sent to Management by Ms. Veronica Moreno (9C) regarding the unauthorized use of her bike by building Super (Aleksander Logu). Mr. Logu can be seen on camera returning the bike to the bike room. Ms. Moreno's letter specified that there were damages to the book when it was returned and is asking for compensation. / Resolution:
- **Resolution:** Board will speak with building Attorney if we are able to hold Mr. Logu's last check for payment on any damages obtained.

- **Action Item:** Building stripping/buffing machine damaged by Super.
- **Resolution:** Will speak with building Attorney on what recourse can be taken regarding Super's action. Porter confirmed with video that machine had been working correctly.

- **Action Item:** Hiring of New Superintendent
- **Resolution:** Will continue to work with Robert (Vice President) on scheduling interviews for a replacement Super. Management will repost advertisement on Indeed.

OPEN ITEMS

The following are open items discussed by the Board:

- **Electrician/Fuses – Ryan** (Board Member) will set up appointment for Thursday, April 18th for Mr. Oshea to do a walkthrough of random fuses in the building to confirm they are up to code.

Meeting Adjourned: 9:46 pm

Next Scheduled Meeting:

- May 20th @ 7:00pm in the Community Room
- June 17th @ 7:00pm in the Community Room