

Aguilar Gardens Board of Directors Meeting Minutes

June 5, 2024

7:00 p.m.

First Open Board Meeting of 2024

Metro Management: Vanessa Blomberg, Salema Robertson

Aguilar Gardens Board Members: Jannette Stuart, Leslie Gutman, Marilyn Mandel, Marlene Horwitz, Shelly Weinberger, Tanya Woods, Michael Abraham, Neil Kramer

The Board answered questions from the Stockholders relating to the Xinos terrace project, the new intercom system, and the laundry rooms.

The Board updated the stockholders on the increased focus on renting the open apartments and dealing with those in arrears.

The Board explained that it was necessary to balance the budget at Aguilar Gardens because the co-op is running in a deficit. There will be a maintenance increase and a proposal has been submitted to HPD.

Once approved, and prior to implementation, HPD will request a meeting of all shareholders to announce the Increase and answer any questions.

At 7:45 PM, the Board had a truncated meeting which ended at 8:00 PM.

Tanya Wood resigns from the board.

During the month, the Board voted on and approved various matters through email to ensure the business of Aguilar Gardens would progress.

June 5, 2024 - The Board received three bids to coordinate our Category 1/5 Inspections of the elevators, as well as the newest Department of Buildings approved periodic inspections.

June 12, 2024 - The Board was informed that the roller guides on the counterweights and the elevator were worn and needed to be replaced, and the Board voted to proceed with the repairs.

June 12 - 2024 - The Board approved the renewal of insurance for Aguilar Gardens Inc. with North Shore Risk Management.

June 14, 2004 - In relation to the Xinos project, The DOB approved the update of manager listed on the DOB website so we could be issued the Tenant Protection Plan. The paperwork has been distributed to all tenants and is prominently posted on each floor.

June 17, 2004 - Xinos has run into a problem that will delay startup. The DOB will not approve the permit because they have discovered violations and civil penalties that need to be resolved. Management is working closely with Jack Jaffa Consulting, who specializes in assisting companies with Violation Removal so we can resolve our situation as quickly as is possible. There are multiple unresolved Violations and Civil Penalties dating back to 2019, the two most prominent violations are the handicapped ramps in both buildings which were completed without any permits from the DOB.

June 17, 2024 - Because of the overgrowth of the lawn surrounding Aguilar and the sighting of mice, the Board has scheduled a visit by the exterminator to treat this issue. The board has reduced the frequency of Lawn care to every other week; however, 2 men are not sufficient to manage the overgrowth in two weeks. It is recommended that the lawn care should consist of 4-men for 5-hours **every 2-weeks**, so we can get a handle on the problem. A decision is required on this issue at our next meeting.

June 25, 2024 - Following a productive discussion with the company installing the intercom, a firm date has been set for the start of installation of the system in the A Building. The work will commence on July 8th, with a plan to complete one floor per day. Like the B building, they will revisit any missed apartments before conducting a final test to go live.

June 27, 2024 - The Board has received responses to the RFP to replace the steam pipes between both buildings. The Engineer managing the process will join our next Board Meeting to discuss and answer questions on the three bids, so that we can select and finetune pricing.

Meeting ended at 8:00pm

Next Meeting: July 10, 2024