

**Waldo Gardens, Inc.**  
**Board of Directors Minutes**  
**January 8, 2024**

**Open meeting at 6:30 p.m.**

- Richard on vacation and Francisco is covering.
- Please pick up your packages promptly from C level package room. Many packages there for months.
- Compactor room reminders, flatten all boxes and bring to A level, bag all wet garbage and place down the chute. Rinse all recyclables before placing in the blue bin.
- Bed bug canine will do a building wide inspection on 2/13/24. We strongly recommend you provide access to your apartment to ensure the building is 100% bed bug free.
- The holiday tree in the lobby will be taken down by 1/10/24.
- Security reminder – do not buzz or allow strangers into the building and make sure all doors close behind you.
- Elevator padding will be replaced but is being kept up to prevent damage from daily garbage removal, deliveries and moves.
- Staff cemented rat holes by city stairs as several calls to the 311 did not yield results.

Questions raised:

Request for by-laws and financial statement.

Question re: building reserves and upcoming projects.

**Adjourned 6:45p.m.**

**Financial status & Arrears Status discussed**

HCR approved our request to release \$166,010.87 from the operating escrow account to pay unpaid oil bills to the oil supplier.

**Vacancies & Future vacancies**

- CE State approved applicant. Closing date to be scheduled.
- 20H Internal applicant accepted the apartment.
- AG Offer letters to be sent
- 4A Pending vacancy

**Building Maintenance Items:**

- Elevator Pad Replacement – Elevator pad company to measure and provide a quote on new elevator padding.
- Exterior work –Xinos Construction received the permits to do the facade probes. Awaiting a start date to perform the façade inspections.
- Parking lot vehicle gates. Both locks will be replaced and installed on the interior of the gates as one lock on the street side was damaged.
- Management requesting proposals to convert the burners to number #2 oil, which is cleaner oil.
- Management requested proposal for oil tank maintenance to keep it in good repair.

**Legal Issues discussed & Shareholder Correspondence discussed**

**Other Board Business:**

- Board member Ryan Maguire resigned his position on the board due to personal obligations. The board appointed Janet Lucy as his replacement. Janet will fulfill the position until the next election later this year.
- Waiting on increase effective date and amount from HCR. Once received, memo will be sent to shareholders.
- Management Extension Agreement discussed by the board privately and approved the agreement.
- Dorm – nothing new to report

Next Board Meeting Date: To be scheduled.