

# Pratt Towers Closed Board Meeting

## Public Record Minutes

### January 10, 2024

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**Board members present at meeting:** Leslie Sierra, Phyllis Hulen, Joan Whitsett, Chrysetta Patterson, Charlene Stevens, Rob Sinclair, and Jeffery Ryan, Alan Randmae, Director of Compliance with Metro, Jack Lepper, Corp attorney.

Joan made the motion to accept the minutes with noted corrections. It has been moved and properly seconded By Charlene on 2/9/2024.

**Meeting called to order at 7:50 pm**

#### **Board Discussion**

- Discussion with Director of Compliance of Metro concerning local 152 gas inspection. Our Local 152 expired in May of 2023 and at this time, we are not in compliance with this regulation and extension was requested and denied. The DOB may begin to issue fines in 2024. The reason we failed our Local 152 is that an illegal coupling was found in the meter room and the laundry room. In order to do this a building wide shut down of the gas would need to happen. Then a Merk test will need to be performed. That is when they put 6 times the normal pressure in the gas lines to cause failures. Board was advised it would be cheaper to replumb the entire building and the minimal cost will be \$400k to \$500k. Director of Compliance of Metro is recommending that there are other compliance rules such as Local law 97, coming into play. This is a city mandate that the building be converted to electric or receive a \$10k a year fine for non-compliance after 2030.

**Action: Our Attorney wants to investigate our options.**

- Xinos thinks the blue floor tiles will be too much and we should go with something in the gray family. Board still wants a different tile color in front of the elevators.

**Action: Vice President will ask him to provide samples of the flooring tiles. Majority of the Board agrees with Xinos selection.**

- Bargold update. Since we planned to pay for this out of our reserve, the question comes up, do we have access to our reserve funds? At this time HDC is holding our funds in escrow.

**Action: Attorney mentioned that we would be moving forward with purchasing the storage units.**

- Compactor rooms need to be painted.

**Action: Secretary asked that Xinos to give us a bids.**

- Laundry Room. Half the machines are not working and it has now been several weeks.

**Action: Board wants our attorney to write a stern letter to Hercules concerning the non-working machines.**

**Meeting adjourned at 8:35pm**

