
Minutes of Meeting

NOVEMBER 19, 2024

Attendees

Fiona, Braulio, Minerva, Marina, Lori, Tim (Super)

Annual Meeting Review and Discussion

Confer with Board attendees to complete Minutes for Annual Meeting since no one took notes. Bring everyone up to date. The Board has waived the reading of the minutes. The minutes from the Annual Meeting have not been completed yet. Once they are completed, Fiona will forward a copy to all Board and professionals.

Status of Elections. Ballots are being collected from shareholders that were not present at the Annual Meeting for up to another 30 days from the date that they will be resent to those shareholders. The ballot box is still located in the lobby. Many shareholders were confused by the ballot.

Lali immigration work authorization document is still pending from U.S. Immigration. Tim said he will try to find someone to fill in just part time until all of Lali's paperwork is in order. In the meantime Lali is awaiting a permanent residence court date in January 2025. He cannot work here until he receives the necessary work authorization document.

New Business

-Homeless Man in the lobby and how to prevent further continuances. Minerva recommended that Tim shut the heater in the foyer to make the foyer less warm and inviting for the homeless. Lori will order a video surveillance sign for the foyer.

-Tim will assemble a shelf to place in the side lobby for all delivery packages. This will keep them out of sight and allows shareholders to access the mailboxes without having the packages as obstacles.

-Tim said that many people are throwing glass and frozen foods down the garbage chute and it is damaging to the compactor and dangerous and makes the compactor and recycle room smell really bad. Also adds to all the vermin in the garbage chute. Also people leave garbage and recyclables by the recycle room door after hours when the door is closed.

This too is adding to the vermin in the building. Braulio suggested getting an alarm that sets off every time someone gets too close to the door.

-The leak in the lobby was coming from Apt 1D's bathtub. It has an old Bath Fitter liner and it is old and holding water between the Bath Fitter liner and the actual tub. Tim gave the shareholder a contractor's number that glazes the bathtub.

-Cameras, are they all functioning correctly. The camera on the 9th floor was facing down. Tim had it fixed.

-Rosemary from 10f complained that she has a mouse. Tim has placed traps and checked to plug up all the holes in radiators. Tim also mentioned that Apt 2B also has had a lot of mice and has plugged up the holes in the apartment and set traps.

-The porters have not been using the compactor properly. They are not allowing the compactor to load the garbage bags. The porters are doing it manually. Also, the porters should be hosing and cleaning the floor of the compactor room with bleach. Also the even numbered floors (that were assigned for Caesar are not being maintained). All floors should be kept cleaned. Also the elevators should be cleaned and mopped twice a day and the elevator tracks must be maintained clean. Also the porters room door has been kept half closed even if someone is in there. The walls on every floor are covered with dust and have still not been cleaned. The bathrooms in the community room are not being maintained.

There has to be some kind of accountability where the porters sign off on their daily schedule. The board also wants to know what is the schedule of when certain areas are cleaned. For example the garage being washed. The laundry room, the lobby glass, the stairwells, the buffing of the floors, compactor room floor, lobbies.

-The board has reviewed 3 estimates for the side lobby and community room. The Board has decided to get another estimate to include all materials. Braulio will ask for one more estimate from one more contractor, with materials. The Board has decided to put the community room renovations on hold. It is too costly and we are more concerned about renovating the common area that is visible. We don't rent the community room often enough to get enough income to offset the expense.

-Four out of five votes (via text) to bring Acela Andujar back on the Board. She was an excellent and honest member and she was interested in returning to the board.



.