

G.R. Housing Corporation

Home-based video-conference open board meeting

April 24, 2023

Present: Amber Batchelor, Nancy Campbell, Kay Cassell, Dean Dunbar, Angus Johnston, Dan Lipman, Dan Rosenfeld, Illa Silsdorf and David Stokes with Joanne Toussaint from FirstService Residential

Absent: Lou Benard

Minutes: The minutes from the March 27, 2023 meeting were approved as amended.

Management Report

Resale:

- Current vacancies: 14E, 14I, 2B, 3H, 8F
- Upcoming vacancies: 11H, 8E
- AT HPD: External application for 14I, 3H, 2B, 8F

Miscellaneous:

- Local Law 84: Reminder: First service Energy has stated that their findings will be sent to NYC before the May deadline. The plaque for LL84 will be mailed to the building before October 31, 2023 for posting to avoid any violation.
- Accounting / Changes - System Conversion: George Smolar, our new financial advisor, will be representing G. R. Housing on all financial affairs.
- Annual Physical Inspection Report (API): HDC has been on site to confirm that all revisions were addressed according to last year's building inspection.
- Roof Fans: DVM industries has been on site as of April 1st to replace the motors in our roof fans, the job lasted the duration of 3 days. Hours of operation: 8:30am - 3:00 pm. The work has been completed.
- Income Affidavits: Reminder: Income Affidavit for calendar year 2022 deadline is April 30, 2023. You may submit your affidavit in the box at front desk.
- Extermination: City Wide has expressed that the best remedial action to treat our building's rat issue is continued heavy treatment and traps, in their professional experience mesh fences were ineffective when installed.

- Local Law 11, Cycle 9: Lawless & Mangione will be sending the proposal for services in 2024 to address Cycle 9 Repairs after the Department of Building issues their new requirements for the 10th Cycle reports.
- Sidewalk Repair: Project engineer (Alexandria) from Lawless & Mangione has provided the drawings for the sidewalk repair, we will soon be moving forward with the selection of bidders.

End of Management Report

Gas Project: Systems 2000 expects to complete all repairs by May 12. The Board is requesting that all building halls are cleaned before System 2000 departs.

Sidewalk Repair: The information on the sidewalk repair has been received from Lawless & Mangione. Insurance requirements for this project must be reviewed. The bid package will be sent out.

Laundry Room: The installation of gas dryers is scheduled for May 15. The laundry room will be closed the morning of May 15. .Once the dryers are installed, the DOB will be called for inspection to turn the gas on. The inspection can happen any time from 1-2 weeks once they are called. We will send out information to all cooperators.

House Rule E-bikes: We are waiting for HPD approval of the e-bike house rule.

BuildingLink: The purchase of required hardware is proceeding in advance of the installation of BuildingLink. Dan Rosenfeld is working on this.

Future Board Meetings: Nancy Campbell proposed that we go back to in person board meetings. This will be discussed at the next meeting.

Next Board Meetings: May 22, June 19, July 24

Kay Cassell
Secretary