

G.R. Housing Corporation

Home-based video-conference open board meeting

May 22, 2023

Present: Amber Batchelor, Lou Benard, Kay Cassell, Dean Dunbar, Angus Johnston, Illa Silsdorf and David Stokes with Joanne Toussaint from FirstService Residential

Absent: Nancy Campbell, Dan Lipman, Dan Rosenfeld

Minutes: The minutes from the April 24, 2023 meeting were approved as amended.

Management Report

Account	Balance as of 3/30/2023	Balance as of 4/30/2023
Operating Account	\$58,493.60	\$72,676.12
Reserve Account	\$0.25	\$0.25
Equity Account	\$219,753.04	\$176,666.63
First Sale Account	\$162,947.07	\$163,215.14
Operating Assessment *elevator replacement account	\$858.88	\$859.41
Capital Assessment	\$65,619.74	\$65,660.20

Unpaid Bills Balance as of 4/30/2023: \$248,047.33

Arrears:

Maintenance currently owed: \$27,833.95

Maintenance owed over 30 days: \$16,790.59

Maintenance owed over 60 days: \$39,418.00

Resale:

- Current vacancies: 14E, 14I, 2B, 3H, 8F, 5D, 8E
- Upcoming vacancies: 11H
- At HPD: External application for 14I, 2B, 8F

Local Law 84: Typology has been submitted on behalf of Goddard. First Service Energy has stated that their new 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.

Annual Physical Inspection: According to HDC's site visit on April 18, 2023, the overall building conditions have been rated Satisfactory and maintenance practices have also been rated Satisfactory. There were some minor deficiencies to be addressed.

Roof Fans: ConEdison has completed a necessary site inspection for the implementation of the credit towards the project cost of the roof fan replacement.

Sidewalk Repair: Project engineer (Alexandria) from Lawless and Mangione has provided the drawings for the sidewalk repair. We are now in the bidding phase for the selection of bidders.

Rotavele: Management has addressed the recent proposal on behalf of Goddard in order to replace the cable in elevator 1. The elevator is in need of repair due to past water damage.

End of Management Report

E-mail vote: There was a unanimous e-mail vote on May 20 to accept the estimate to repair elevator 1 damaged by the flood.

Laundry Room: The laundry room upgrade has been delayed. A new date will be provided soon.

Sidewalk repair: The bids for the sidewalk repair have been received.

House Rule E-bikes: The house rule concerning e-bikes has been approved by HPD. Cooperators will be notified that the rule will take effect in 60 days. The motion for the rule to take effect in 60 days was proposed by A. Johnston and seconded by K. Cassell. The following voted to approve the motion: Cassell, Stokes, Batchelor, Dunbar, Johnston and the following voted no: Benard and Silsdorf.

BuildingLink: This project is proceeding. We are waiting on an invoice for the hardware.

Vestibule: The vestibule will be stored with the vendor and will be reinstalled in November.

Construction: Amber Batchelor is writing up a memo to remind the cooperators of the rules on construction in their apartments.

Building Insurance Renewal: The building insurance has been renewed.

Tree Guards: Sample tree guards have been provided for the trees in the front of the building..No decision has been reached.

Update to Plaza: Lou Benard said that we won a Harvard research grant of \$5,000. Two Harvard students are working on developing a plan for the plaza.

Next Board Meetings: June 19, July 24, August 28 (tentative)

Kay Cassell
Secretary