

INWOOD TOWER, INC.
11 FORT GEORGE HILL
NEW YORK, NEW YORK 10040
212-567-0104

MINUTES OF THE BOARD OF DIRECTORS MEETING OF OCTOBER 12, 2023
OPEN SESSION

Present: T. Aybar Darbasie, D. Friend, M. Islam, E. King, C. Liverhant, W. Pugliese
and N. Pirani, Managing Agent.

Question and Answer Period opened at 7:05

Cinna

There has been talk that some of the cars in the parking lot are people not living in the building. What is being done to check this and make sure that all cars are residents only?

Response: This question has come up before and was explained that there is a shareholder with a parking spot who is not able to drive and a family member in 17 Fort George Hill is her driver. The accusation that non-residents have parking spots has been repeated and was unfounded, because the people in the parking lot were pedestrians who used the open gate to take a short cut through the parking lot to 17 Fort George Hill. The Parking Lot Committee is composed of Board members and shareholders and is diligent in keeping exact record for each parking space of their registration, driver's license, insurance and also monitors that car inspections are current. This information is protected and kept confidential. Observations and questions are welcome but the accusatory tone is neither appropriate nor warranted.

1. What is the status of elevator #1?

Response: Elevator #1 is out of service due to water damage by Fire Department in addressing a fire in 13F at the end of July. Management worked diligently with insurance company in getting our claim approved, a scope of work and selecting El Tech for completing the repairs. El Tech has ordered the needed replacement parts and is waiting for delivery.

2. In general, we are still seeing issues with the elevators including crackling sounds in #3 (basement car).

Response: We have been reporting all the issues to El Tech. They will not receive retainage, until issues are resolved

3. Recently we moved our vehicles for repair. What was the objective and goals of the work being done in the parking lot to the asphalt? What work was done? How much money was spent on this work?

Response: The original repairs included a comprehensive repair of the parking lot but the funds had to be reallocated for other work. We asked the contractor to seal existing crack as preventive measure for the coming winter. The Parking Lot will be the a near future project. The cost will be included in financial report when all the work is finished.

4. How are the parking lot fees being managed to ensure that the parking lot is maintained in good shape?

Response: The Parking Lot fees are part of the general income. And when we consider the future repairs for parking lot, the capital funds are available for that purpose.

5. What is the status of the Fort George Gate? What is the timeline to restore the operation of the gate.

Response: Work will begin on Tuesday, October 17th. The parts were ordered on October 2nd and took 2 weeks for delivery

6. Why is the alert system not being used to provide updates regarding the parking lot gates and when they are out of service? E. King took responsibility for this oversight and will pay better attention to providing timely alerts

7. Status of projects: What is the status of the projects that were supposed to be covered by the multi-million-dollar loan that was entered into by the cooperative?

Response: We are currently about 90% completed.

a. Is the gas line project now complete? Was this project completed at, above or below budget and how did this impact on projects?

Response: The gas line work is complete and we will schedule our final inspection before Dec 31, 2023. . The budget was designed to cover the worst-case conditions but all of this money was not needed. and allowed us to put back alternate items, like the front entrance.

b. Will the board provide to shareholders a **detailed** breakdown of the loan, fees, interest, and the projects that were planned, undertaken, and completed or is currently in progress under this loan and the applicable costs.

Response: The project will be finished by December 31, 2023. At that time the final invoices will be processed and thereafter there will be final report to Cooperators

c. What are the cooperative's plan to pay the principal of the loan.

When we complete the current loan in 2028 this will be a time to consider how to deal with the principal on the loan.

8. Since Zoom allows for the recording of meetings and the distribution of the recording; and the Board utilizes the Zoom platform to conduct public meetings, why are the recordings not made available to the shareholders?

Response: Your request for copy of recording meetings will be considered.

Board Open Business Session began at 7:19 PM

Monthly Management Report

I. Project Update:

Electrical Coordination: Drawings have been submitted to the DOB for approval. Once approved, the gear will be released for fabrication.

Boiler: Both boilers are operational on gas. Boiler 2 is operational. The temp Piolet has been removed, and Systems 2000 can connect Boiler 1 after the DOB & Con Ed Inspections There will be a period of adjustment to balance heat delivery—so it is even and consistent. .

Shaft Cleaning: Successfully completed.

Elevators: The closeout package has been sent to Sierra and the Design Team for Sign Off. However, awaiting the Electrical Permit Sign-off and answers to/solutions for the problems we are experiencing..

Sump Pumps: The sump pump has been delivered, and installation is scheduled for Wednesday, October 19th.

II. Maintenance and Repairs

Elevator 1: The elevator company is still waiting for the parts. There's been a backorder and delay in finding the parts. As soon as all the parts are delivered, the elevator company will schedule the work.

Fort George Hill Gate: The proposal for the repair of the Fort George Hill gate has been approved. The parts are being delivered, and the work is scheduled for Tuesday October 17th , weather permitting.

III. Compliance and Regulations:

LL152: Local Law 152 was part of a larger package of regulations concerning gas line safety and requires periodic inspections for gas piping systems. Inspections must be performed and submitted once every 4 years. The deadline for Inwood Tower is due 12/31/2023. No need for apartment access. Proposals are given to the board for review, and as soon as a decision is made, management will move forward and schedule the inspection.

IV. Utility and Energy Management:

Steam Trap Testing: We are working with Energy Plus to schedule the steam trap testing. The plan is to conduct the testing sometime next week. The super will coordinate with the shareholders whose radiators are selected for testing.

V. Vacancies:

Apartment 21G: The apartment is under restoration. The application for HCR is in preparation.

Apartment 9F: The apartment is under restoration. Applicants are being interviewed.

VI. Legal Cases:

Management is actively working in collaboration with Gutman, Mintz, Baker & Sonnenfeldt LLP on all open legal nonpayment cases. An executive session will be scheduled to discuss further details and provide updates regarding the legal cases.

Minutes of Open Session 9/14/2023 D. Friend moved to approve Minutes of September 14, 2023 Open Session. The motion was seconded by T. Aybar-Darbasie. 2 abstention and 4 voted to approve.

President Report

1. Ratify unanimous Email Votes

Motion: D. Friend moved to ratify the unanimously approved email votes for Letter to Elected Officials about the drag racing and other illegal and dangerous car and motor bike activity on Fort George Ave. The motion was seconded by C. Liverhant and passed unanimously:

2. **New Front Entrance:** All of the new entry doors will have new cylinders. Typically, the new cylinders are re-keyed to accept the existing keys but the new cylinder at the north basement service entry door cannot be re-keyed to accept the existing keys. This would result in the residents needing two different entry door keys. AM&G will provide pricing to make it so that one key could be used for all exterior entry doors. This new key will be provided for all residents and will operate all of the exterior entry doors.

Lock on North Basement Door: The first lock to be replaced will be the north basement service door. For a while until lobby entrance door is installed, everyone will work with two keys—one for lobby and the other for the basement. Board will arrange times for people to pick up their new keys

3. Quality of Life and Political outreach

Letter to elected officials will be sent from the Board reporting on the excessive noise and health consequences on residents.

New Problem: NY City council is proposing new legislation

- [Int 0160-2022](#) exempts from the noise code “music originating from an interior space” — that would be a space like a restaurant, a bar, a club, or a weed shop.
 - [Int 1194-2023](#) would cap the fines on a “noise-violator” to \$5 or \$10
- There will be a hearing on these two new bills by the Committee on Environmental Protection, Resiliency, and Waterfront on **Monday, October 16 at 1 p.m.** at which you can and should testify. **To register, go to this website [Hearing Testimony Registration - New York City Council](#)**
- (<https://council.nyc.gov/testify/>).
 - **You may also send additional written testimony of any length via the same registration website for up to 72 hours after the hearing—by Thursday October 19.**

D. Friend moved to adjourn the meeting; it was seconded by T. Aybar Darbasie and approved unanimously. The Open Session of the Meeting was closed at 7: 39 PM

Respectfully submitted by E. King