**MASARYK TOWERS BOARD OF DIRECTORS**

# REGULAR MEETING WITH “OPEN” SESSION

# SEPTEMBER 20, 2023

**Held in the Masaryk Community Center and via Zoom**

**ATTENDANCE:**

Directors present: Robert Caballero, Rosa De Los Santos, Pisan Duong, Carolyn English, Raquel Keating, Bernice McCallum, Laura Pagan (via Zoom/phone), Margarita Perez, William Ramirez, Ted Reich, Jose Rivera, Yvonne Talton.

Board members absent: Frank Fernandez, Christine Walford, Michelle Zheng.

Also present: Mitch Magidson and Juliet Graham of Metro Management, Attorney Scott Smiler.

**THE FIRST PART OF THIS MEETING WAS OPEN TO ALL SHAREHOLDERS’ PARTICIPATION ON ZOOM, AS ADVERTISED ON NOTICES POSTED IN EACH BUILDING LOBBY.**

1. **Masaryk legal counsel Scott Smiler** opened the meeting, welcomed the Zoom attendees, explained the agenda, and ground rules for the conduct of the meeting. He turned the meeting over to the president who called the meeting to order and called for a role call for attendance and approval of minutes.

1. **Attendance, quorum, and minutes**

* **August 16, 2023, meeting minutes**

Motion to accept minutes as presented made by Caballero and seconded by English.

**Roll call vote on the motion with 12 directors present, constituting a quorum.**

**Vote on the motion: Yes 9; No 0; Abstain 3. Minutes are approved.**

***See attendance and vote sheet on page 4.***

1. **Management report by Mr. Magidson, Manager**

Our new boilers are operational, supplying hot water and ready to supply heat. The co-generation units are not operational since Con Edison has still not completed the gas connections to these units. The old steam equipment continues to be dismantled and removed by Controlled Combustion.

The new 2-bedroom waiting list has been compiled by HPD. Applications were sent to the first 200 on the list.120 applications have been received in response to this mailing. A follow-up mailing will go to those who have not responded.

Some shareholders have still not submitted their income affidavits. Please take care of this.

1. **At 7:15 pm Mr. Smiler opened the meeting for written questions submitted in advance and from the Zoom and telephone audience via the “chat” function.**

Some residents submitted questions in writing in advance with some duplication. Mr. Magidson and Mr.

Smiler responded.

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**1.** *Stephania Bldg. 85:* Why doesn’t security in the booths have the list of all the shareholders with building, apartment number and telephone (like other Co-Ops) to be able to scrutinize visitors who don’t have a Fab and call who they’re visiting, to find out if they’re home before allowing them to enter**?** That’s what the window to the right of the Columbia Street booth is for.

*VISITORS ARE DIRECTED TO USE THE INTERCOM FOR ACCESS. If they are not buzzed in by the Shareholder they are not admitted. SOME VISITORS COME HERE REGULARLY AND ARE RECOGNIZED BY SECURITY****.***

**2.** *Stephania:* Why do we have to notify security or call 911 (that’s securities job) if it looks like a visitor wanting to enter from the Rivington side entrance “looks like they will create a problem” instead of security getting out of the security booth and inquire as to who they are and who they are visiting?

*I’M NOT SURE WHAT YOU MEAN BY “LOOKS LIKE THEY WILL CREATE A PROBLEM” BUT SECURITY DOES LEAVE THE BOOTH TO INVESTIGATE DIFFERENT SITUATIONS. PERHAPS SOME OF THE NEWER GUARDS NEED SOME ADDITIONAL TRAINING.*

**3.** *Stephania:* Besides hanging out in the booths, not checking the monitors, or taking any interest in who’s coming or going, caring about shareholders safety since they “can’t do anything to protect us’ and not walking the grounds during dog defecation and urination on our walkway which is throughout the day; what DO they do?

*SECURITY DOES ALL OF THOSE THINGS – THEY WATCH THE MONITORS, WALK THE GROUNDS AND MONITOR VISITORS AND DOGS.*

**4.** *Stephania:* If installing cameras on every floor is too expensive, management should pay for video doorbell/cameras since according to what I was told by security checking their monitors for dog pooing and packages stolen from lobbies or calling the delivering company and report packages are not being delivered properly was too much work. So why do we have security when they can’t do anything?

*AGAIN, SECURITY DOES THESE THINGS - THEY DO MONITOR THE CAMERAS AND THEY DO REVIEW VIDEO RECORDINGS, ESPECIALLY FOR THINGS LIKE STOLEN PACKAGES.*

**5.** *Charmayn Bldg. 71:* Who is responsible for making weekly checks of the laundry rooms and reporting inoperable machines to the contracted company, so they make repairs? Building 71 has had four machines not working for two weeks now and one large machine still not working, why?

*SHAREHOLDERS ARE ENCOURAGED TO CALL THE LAUNDRY COMPANY TO REPORT BROKEN MACHINES AS SOON AS POSSIBLE SO THAT THE CLOCK STARTS ON THE RESPONSE AND REPAIR. ON A BRIGHTER NOTE, WE HAVE A NEW LAUNDRY COMPANY THAT SHOULD BE STARTING IN EARLY TO MID-NOVEMBER. I WILL SEND OUT NOTICES WHEN WE HAVE FINALIZED THE DATE. PEOPLE SHOULD NOT OVERLOAD THEIR LAUNDRY CARDS. SEBCO WILL NOT REIMBURSE YOU FOR UNUSED MONEY ON YOUR CARDS.*

**6**. *Charmayn:* Why can’t the leaves be blown from the grass on to pavement then swept up and placed in black bags? It’s become DISRESPECTABLE to the grounds committee and the shareholders who did an outstanding job planting and cleaning the grassy areas. Our property looks amazing so why do we have to rake up leaves only to have them blown back on to grass? Why not buy a Blower that also Vacuums.

*YES, THE GROUNDS LOOK BEAUTIFUL – THANK YOU TO THE VOLUNTEERS. EFFECTIVE IMMEDIATELY THE GROUNDSMEN WILL BE RAKING AND BAGGING OR VACUMING THE LEAVES. PLEASE NOTE THAT THE WIND WILL BLOW LEAVES BACK ONTO THESE AREAS SO THIS IS AN ONGOING BATTLE.*

**7.** *Lana, Bldg. 71:* Why doesn’t management take a proactive stand and order more than one part when the parts are finally available? Why is it that as soon as one elevator car is fixed another goes out and remains out for months**?**

*THE PROBLEM IS THAT PARTS FOR OUR ELEVATORS ARE NEVER AVAILABLE. THEY ARE NO LONGER SUPPORTED BY THE MANUFACTURER. WE NEED TO SEND THE BROKEN PART*

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*OUT TO BE REPAIRED AND THEN RETURNED TO US. THAT’S WHY IT TAKES SO LONG.THERE IS NO OPPORTUNITY TO STOCKPILE PARTS.*

**8**. *Lana:* Is the dentist aware that more shareholders would support his business but don’t because of the appearance of his windows**?** What’s preventing Mitch from speaking to the dentist about his windows?

*I HAVE SPOKEN TO THE DENTIST AGAIN AND HE WILL BE ‘SPRUCING UP’ HIS WINDOWS AND DISPLAYS.*

**9.** *Kay: Bldg. 65:* When the monitors in the lobbies are upgraded can it be in larger print and include community and neighborhood activities, not just exterminators schedule?

*THE MONITORS ARE NOT NECESSARILY BEING UPGRADED BUT ARE BEING PUT BACK INTO SERVICE. WE CAN PROGRAM ANY MESSAGES THAT ARE APPROPRIATE.*

**10.** *Kay:* If the manager and lawyer are going to chair the board meeting why isn’t it announced before the meeting begins and why the board president is not chairing the meeting?

*THE BOARD PRESIDENT CHAIRS THE MEETING. THE ATTORNEY AND I SIMPLY OPERATE THE ZOOM FEATURE AND ANSWER QUESTIONS THAT ARE APPROPRIATE FOR US TO ANSWER****.***

**11.** *Kay*: Is the monetary incentive to get shareholders to vote going to be offered during all future board elections?

*THAT WILL BE DETERMINED BASED ON THE RESULTS OF THE INCENTIVE THIS YEAR. THE GOAL IS TO MAKE SURE WE ACHIEVE QUORUM.*

**11.** *Sotera Bldg. 65:*Who approved of the horrible poor-looking mural on the side of the pharmacy?

*I THINK THE MURAL FOR HAPPY HEALTHY KIDS LOOKS VERY CHEERFUL AND HAS GREAT MESSAGES FOR OUR YOUTH – “KIND WORDS, KIND ACTS”. .HOPEFULLY THE NEIGHBORHOOD GRAFFITTI ARTISTS WILL RESPECT IT.*

Other questions asked on-line:

**12.** *Sandy, Bldg., 71: Can management put out notices urging people to stop feeding pigeons.*

*I AGREE 100%. THERE ARE SOME PEOPLE WHO FEEL IT IS THEIR RESPONSIBILITY TO FEED THE BIRDS BUT WE WILL DEFINITELY POST NOTICES URGING PEOPLE TO STOP.*

**13.** *Sandy:* How do we get rid of paper circulars that are left in the lobbies and strewn about?

*I ASSUME THAT YOU ARE TALKING ABOUT CIRCULARS THAT ARE LEFT IN THE MAILBOX AREAS. SOME OF THE MAILROOMS HAVE STANDS WHERE THESE CAN BE LEFT, I WILL LOOK INTO THIS FURTHER AND PERHAPS PURCHASE SOME STANDS.*

**At 7:31 pm** Mr. Smiler closed the Q&A session and thanked those who attended and submitted questions.

1. **The executive session was called to order by the president at 7:35 pm**
2. **Presentation of Draft Financial Statements for the Years Ended June 30, 2023 and 2022 by CPA Robert Mellina via Zoom.**

Masaryk CPA Robert Mellina presented his draft Financial Statements and Supplementary Information for the Years Ended June 30, 2023 and 2022. He highlighted the revenues, expenditures, the reserve funds, capital expenditures, the budgeted and actual figures, the “income from operations before other items and depreciation and amortization” of $14,693, and the unaudited forecast for the year ending June 30, 2024.

Board members asked several questions to which Mellina responded.

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**MOTION by Keating, seconded by Caballero:**

**“Be it resolved, the Board of Directors accept the Draft Financial Statements and Supplementary Information for the Years Ended June 30, 2023 and 2022 submitted by Prisand, Mellina, Unterlack & Co, LLP, Certified Public Accountants.”**

**Vote on the motion: Yes – 12; No – 0; Abstain – 0. Motion is approved.**

1. **Report on Board Report Newsletter by Reich**

The Editorial Committee met several weeks ago to discuss the contents. All stories have been received and translated into Spanish and Chinese. Management will receive the completed computer file for printing by early next week.

1. **Lower East Side Ready** is having its first in-person meeting since the Covid-19 pandemic. English requested that a representative from the Board attend on Thursday, September 21 at Henry Street Settlement.
2. **Masaryk site facilities**

The discussion centered on the possible uses of the area between 77 and 87. Many people are dissatisfied with the layout of this area. As discussed by the board several times, the consensus is to repave the whole areas, less the circular sprinkler area, creating a contiguous asphalt area, without interior curbs, except around the sprinkler. This would approximately replicate the layout prior to the construction.

The pros and cons and estimated cost ($100,000 plus) of accomplishing this were presented and discussed.

**MOTION by Ramirez and seconded by De Los Santos:**

**“Be it resolved, the Board of Directors authorizes Management to proceed to repave the area between 77 and 87 with asphalt. All existing curbs, except the curb around the soft sprinkler surface, to be removed. As this project cost will be in excess of $100,000 it must be sent out for bids.”**

**Vote on the Motion: Yes – 11; No – 0; Abstain – 1. The motion is approved.**

1. **Dogs Committee**

Caballero reported he met with a representative of a group of Masaryk dog owners. After urging them to prepare a short version of their recommendations for dog-friendly improvements for the board, the representative agreed to do so.

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**ATTENDANCE AND VOTE SHEET - MASARYK TOWERS BOARD OF DIRECTORS MEETING, SEPTEMBER 20., 2023**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Attendance @7:05pm | 8/16/23 Meeting Minutes | 2023 Financial Statements | Reconstruct north area |
| Caballero | **✓** | Yes |  |  |
| De Los Santos | ✓ | Yes |  |  |
| Duong | ✓ | Yes |  |  |
| English | ✓ | Yes |  |  |
| Fernandez | x | x |  |  |
| Keating | ✓ | Abstain |  |  |
| McCallum | ✓ | Yes |  |  |
| Pagan | ✓ (via phone) | Yes |  |  |
| Perez | ✓ | Yes |  |  |
| Ramirez | ✓ | Yes |  |  |
| Reich | ✓ | Abstain |  |  |
| Rivera | ✓ | Abstain |  |  |
| Talton | ✓ | Yes |  |  |
| Walford | x | x |  |  |
| Zheng | x | x |  |  |
| **VOTE** | **Present: 12** | **Yes: 9**  **No: 0** | **Yes: 12**  **No: 0** | **Yes: 11**  **No: 0** |
|  |  | **Abstain: 3** | **Abstain: 0** | **Abstain: 1** |

**No other motions were made, or votes taken.**

**The meeting adjourned at 8:33 pm**

**Minutes submitted by Ted Reich, secretary.**