

***Aguilar Gardens Inc.
Board of Directors Meeting
Minutes January 10th, 2024***

Start Time: 7:36 p.m.

Present: Marilyn Mandel, Jannette Stuart, Michael Abraham, Marlene Horwitz, Leslie Gutman, Shelly Weinberger

Absent: Tanya Woods, Neil Kramer

Vanessa Blomberg & Richard Nardo, Metro Management Development, Inc.

Minutes of the December 2023 were reviewed and approved with changes. Motion made by Michael to approve and was seconded by Marlene.

Manager Report: Richard Nardo reported on the status of all vacancies and sold apartments. Richard advised the staff would not clean out/empty vacant apartment B/4M and suggested a company such as 1-800-Junk be hired to remove all items in the apartment. Asked board to vote on it so he could proceed. The removal and arrears will exceed the equity. Board asked if they can sue the estate for any loss. Management advised if there is anything in the estate to collect from and that it needs to be done/discussed with the attorney.

Uniforms: The board discussed purchasing uniforms instead of renting them. Richard obtained one bid and will get 2 more bids, as well as more information. Board discussed number/type of garments to order for each.

Appliance Resolution: A resolution was read that requires all incoming shareholders be responsible for the maintenance and replacement of appliances. Marilyn made a motion to approve and was seconded by Marlene. Board unanimously voted in favor. Leslie questioned if a plumber would be required to replace a gas stove and Richard confirmed.

Committee Updates:

House and Maintenance:

Parking: Janette advised there have been no changes since the last meeting. One open space was offered to a shareholder, who did not take it because she does not have a vehicle at this time, but doesn't want to be removed from the list. Janette is waiting on the attorney to advise what they can do at this point. The board agreed to offer her one more space and then remove her from the list because her space cannot be held indefinitely. Another shareholder will be sent a letter that they were not offered a space because they in arrears. Richard will send a letter to the shareholder to memorialize it.

Manager Parking Space: The board is sending Vanessa the trial/test parking agreement to send to the attorney for review to rent the managers space from 7:00pm to 7:00am on weekdays and on weekends. The board doesn't want a regular parking agreement signed since it is a test.

Rapid Motion: Vanessa advised Jason told her he would send her a list of the 18 apts he did not get into and would resume work on 1/16/24. Rapid Motion advised he has three days of work in the closets, and needs to install card readers for 12 lobby doors, replace the panel and power it up. The work will resume 1/16/24 in the B building, which is 90% done.

Cityline: Marilyn advised Cityline is removing the scaffolding today.

New Business:

Marilyn advised attorney requested to rent the empty commercial space next to him. Marilyn stated he pays his rent each month and a good tenant. Marilyn will ask Sergio for the measurements and suggested Michael ask Arthur what the going rate is per square foot. Michael asked how much he pays now and Marilyn responded.

Community Room: The board discussed closing the community room due to reported feces on the bathroom floor and other dirt and garbage reported by the super. The superintendent also reported non-residents using the room. Michael said no one uses the bathroom and that the room is only opened from 7:00pm to 10:00pm each night and a shareholder in the A building and a shareholder in the B building each have a key. Michael said someone smoking in the room. Michael said it's been 5 months since the room has been cleaned and it is still dirty and the dirt is falling from the ceiling. The board concluded the situation will be monitored and Richard will inspect and have the staff clean the room and repair the ceiling.

Maintenance Increase: A maintenance increase was discussed and tabled until the full board is present. President and Treasurer will have a preliminary discussion with the accountant to obtain more information for the necessity of an increase. Vanessa advised the accountant has to prepare a three-year projection of the finances. Board requested how much is needed for the capital improvement work. Michael asked if funds can be transferred from reserve account to cover operating deficit. Michael wants to know how much money is needed in operating to avoid a maintenance increase

Verizon/Spectrum: Marlene researched all bills and Marilyn requested board approval to have a technician come out and identify what is needed and what can be eliminated. Marlene stated she knows certain things she can shut off with the technicians help and some need she needs the technician for. Marlene would like to upgrade the office and downgrade Sergio's office. Richard said his system is very slow. Will have a technician come to the building to determine what lines are no longer needed. Leslie made motion to approve it and Michael seconded it. Vanessa advised the accountant needs to report on that.

Next board meeting is scheduled for February 7, 2024.

Meeting adjourned at 9:37 p.m.