

4/4/24 THE BOARD OF DIRECTORS MEETING

CONTELLO TOWERS CORP. MINUTES

HELD ON April 4, 2024

Directors Present: Barbara Amedure, Jim Levine, Gary Melamed, Nicholas LaMacchia,

Vladislav Girshman, John Romano, Leslie Bresowsky

Phone: Bruce Kaplan

Absent: Nikolay Veksler

Also Present: FS Manager - Winston Peddie

The meeting was called to order at 7:07pm by Pres. Barbara Amedure.

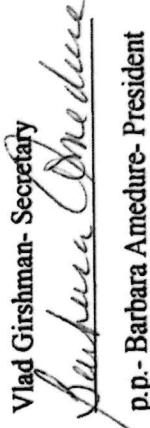
It was then discussed

1. Manager's report
2. Vacancies
3. Building update-
 - a. sidewalk sheds are down.
 - b. Letters of completion have been received for both buildings was signed off in DOB NOW.
 - c. Signage will be ordered- (Keep off the grass, Curb your dog!!)
4. Apartment inspections-will be scheduled for the middle of May.
5. 2740 - Roof repairs are complete.
6. Elevator update
 - a. new company P.S. Mercato
7. Universal Door-
 - a. company was here last week to measure the roof doors.
 - i. Interior door frame in 2740
 - ii. Glass in interior door in 2015
8. Outside lights- Gravesend's has been contracted to replace the outside lighting.
 - a. Installation of outdoor lights TBA.
9. Drain covers-
 - a. are being ordered the week of 4/6/24
 - b. Shareholders will be notified to come to the office to pick them up.
10. Maintenance men- Sergio / Ahmet-
 - a. Work orders a must- will be posted in the lobbies of both buildings
 - b. Grounds upkeep- maintenance men will make a sweep of the grounds twice a day to insure grounds are kept.
11. Discussion to replace our current landscaper- waiting on proposal to be reviewed.
12. Proposal was made to make the building entirely smoke free. The proposal was not passed.

Meeting was closed at 8:45pm by Barbara Amedure. Next meeting will be held on May 9, 2024.

Respectfully submitted

Vlad Girshman- Secretary


p.p.- Barbara Amedure- President