

Aguilar Gardens Board of Directors Meeting

August 7th, 2024

Start time 7:00pm

Attendees and Absentees

Metro Management: Vanessa Blomberg, Salema Robertson, Richard Nardo

Aguilar Gardens Board Members: Marilyn Mandel, Jannette Stuart, Michael Abraham, Marlene Horwitz, Leslie Gutman, Neil Kramer, Shelly Weinberger, Tanya Wood

The Board along with Management are working feverishly to get the violations removed regarding the ramps at both building in order start the construction work that has been delayed.

Managers' Report

The Board is happy to announce the closing of two units at the time of the meeting, 3F/A building and 6K/B building. As of August 16th, 2024, there were three additional closing 1D/A, 1O/A and 5J/B. Management along with assistance from the board are still actively working on collecting shareholders in the arrears.

August 22nd, 2024, there will be an informational meeting with the accountant regarding the maintenance increase

August 29th, 2024, there will be an informational meeting with HPD via Webex all shareholders should attend.

Local Law 87 Jan received a response from IAG most of the RCM are done by our boiler company. A portion of the boiler work can be done by Sergio, Jan asked Salema to reach out to the boiler company and share the proposal from IAG to submit. Jan would like to have completed by end of October.

Parking Committee

As parking spaces become available shareholders that have lost their parking spots due to the pending construction will be offered a spot TEMPORARLY until the façade work is completed.

Housing and Maintenance

Discussion was had regarding the community room usage after hours. Due to complaints regarding how the room is left and which shareholders have keys, and who will be responsible for the closure of the room the board decided to no longer allow access. T Wood made a motion M Horwitz second the motion 5 members voted yes; M Abraham abstained. The community room and recreation room will only be rented.

Some board members noticed bikes and strollers parked in the hallways. All shareholders need to be advised the hallways must remain clear only door mats are allowed. This is considered a fire hazard and a fine can be issued.

August 6, 2024, vote was taken to select the color of paint in the laundry rooms all members agreed on Nimbus Gray color and vote was taken to have hanging

Board reviewed and approved July Minutes. All members voted for approval.

Meeting Adjourned 9:15 pm