

Aguilar Gardens Board of Directors Meeting

April 4, 2024

7:00 p.m.

Metro Management: Vanessa Blomberg, Salema Robertson, Richard Nardo

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

Evan (the accountant) and the B.O.D are looking into a maintenance increase due to the fact the co-op is operating in a deficit. We are currently looking into ways to cut costs and generate a steady revenue stream. Two other options are also being explored. The first option is to increase the parking amount and the second is an increase in storage.

Michael Abraham brought a motion to raise parking price from 40\$ per month to 60\$ per month, Jannette Stuart second the motion, all members in attendance voted yes with the exception of Marilyn Mandel.

Building maintenance will measure the storage bins sizes and shareholders will be billed accordingly. A proposal was made for a 30% increase on all bin pricing. M Abraham made a motion to increase storage bins 30% across the BOD and all 6 members in attendance voted yes to the proposal.

At the start of the meeting Marylin asks Marlene if she can record the minutes and Marlene states she doesn't have her phone. Jannette asks what's wrong with this phone and Marylin responds, what's wrong is you're recording it. Marlene then says stop it to Marilyn, and Marylin responds no stop it, the last time she(Jan) wrote a letter to the attorney and Marlene says stop it again to Marilyn, Jannette replies excuse me to Marilyn.

Marilyn then says she's on his(attorney) S list, Marlene says stop it again to Marilyn and Jan replies he has me on his what? Marilyn says to Marlene don't tell me what to do and Marlene replies ok. Jannette then asks Marilyn what did you just say and asks her to repeat what she had just said. Marilyn says she doesn't want to discuss it and Jannette insists she repeat what she said. Marilyn says to Jannette no one wants to work with you and

Jannette asks no one wants to work with me? Marilyn replies yes. Marilyn tries to proceed with the meeting and Jannette objects with Evan moving ahead. Marilyn says he's moving ahead and Jannette says no, not until she says what she needs to say. Marilyn yells do not care and Jannette yells I don't give a damn about what you care about and tells her not to speak to her in that manner again. Marilyn says don't tell me what to do. Jannette tells Marilyn she started the meeting incorrectly and tells her she was rude and tells her again not to speak to her in that manner. Marlene says it's over. Jannette then tells Marilyn she's impertinent and rude and if she does it again she will take action. Marilyn says do it, do it. Maybe we'll throw you off the board. Jannette says you should try and Neil asks if anyone is taking minutes. Jannette says I'm recording. Evan the account continues

Neil Kramer raises the questions regarding the rules for the shareholders attending the board meeting. Neil states he has written to Tanya and Marilyn for three months requesting this topic be placed on the agenda. Neil asks what are they afraid of? Jannette says we haven't spoken to the shareholders for almost a year. Both Jannette and Neil agree to having the discussion of allowing shareholders to attend board meetings. Jannette understands this is not an easy thing to do. Leslie disagrees and says with the shit hitting the fan and Jannette says what shit. Leslie states the leaking pipes, boiler breaking down, vacuum pumps breaking down. Neil says the shareholders need to know this and Jannettes says we need to know this, Leslie says we have more stuff to deal with than a shareholder coming to a board meeting and I don't agree with that anyway.

Michael Abraham begins to tell a scenario regarding a shareholder attending a board meeting and how the shareholders were selected. Michael Abraham raises a motion to have Aguilar do a similar selection process here. He begins to say shareholders have asked about

attending the meetings. Marilyn asked who told them and Michael responded I told them. Marilyn asked why did you tell them. Marilyn then says nobody asked you because no one knows about it. Neil says we are here for them. What are we doing here? Neil, Michael and Jannette all agree there needs to be a decision made on how to allow shareholders attend the board meeting. Neil makes a request to have the topic placed on the agenda for the next month. Marilyn replies as long as you give us the NYCERDA and NYC accelerator report. Neil then says are you threatening me? Marilyn says you don't do what you're supposed to be doing. Neil shows her his reports then tells her again "are you threatening me?" It sounds like a threat. Marilyn says it's not a threat; she would like to see him participate in a positive way. Neil tells Marilyn he's not here for her, he's here for Aguilar. Neil tells Marilyn she has gotten into two arguments with two board members at this meeting and says both of them have stated she is rude. Marilyn says I don't need this. Neil says then quit! She says you want me to quit? Both reply yes. Marilyn then says you will then have an idiot for a vice president. Marlene says cut it out already. Marilyn yells if you touch me and room occupants say no no no it's not worth it. Neil says to Marilyn you're the president of the board and you're off the....Marlene says Neil enough already. Neil asks Marlene do you respect the way she acts? Do you respect her calling people names? Do you respect the way she runs things?