

MINUTES OF THE MONTHLY MEETING TO THE BOARD OF DIRECTORS OF  
609-611-615 OWNERS CORP.  
SEPTEMBER, 2022

Present for the Meeting: All Board Members, Pablo, Judy Speight, Rick Tancredi, Cathryn Kenneally and approximately 30 shareholders. The meeting was conducted on ZOOM.

The meeting was called to order at 7:02 p.m.

Frank Ironside stated that Mike Horgan-coop attorney is resigning.

The co-op is again pursuing a zip code change with the help of Assemblyman Nader Sayegh and Damian Garcia. They have contacted Albany and Chuck Schumer. Petitions will be going around. We would move from District 6 to District 5.

Meeting open to shareholder questions and comments:

Carol Kakos asked Board members to introduce themselves. Introductions were made.

Sally thanked the board for the barbecue. Asked if speed bumps are higher than before and can they be knocked down. Pablo replied they are the same ones for the past ten years. .

Sally asked about the status of 615 pointing work. Frank replied we are still waiting on approval of main permit and working with Commissioner. We have two companies ready to begin work.

Christa Puccio asked about two years of financial statements, she lost a sale of her unit. Frank replied that we are doing everything we can, John Mayerhauser is not cooperating, we have no contact with him. Co-op has hired Linda, John's old bookkeeper, to work on 2020 and 2021, one year at a time. Printing can only be done from one location. The co-op is suing John Mayerhauser and Mayerhauser Realty. There has been no answer to the summons, we are pursuing a default judgment to collect money and records. Christa Puccio stated that Rick and Cathryn have been wonderful.

Siobhan Sullivan stated that as a real estate agent, she has a buyer who is concerned about financial statements. She asked if there is a new accountant. Frank replied no. Lauren of Bass & Lemer is working with Linda. Siobhan expressed concerns about John Mayerhauser and co-op's bank account. Frank replied that the operating account was turned over to co-op in May and the board would be willing to listen to any constructive help.

A new resident stated that Frank was very helpful and because of him they were able to close on their unit.

Carol Kakos asked about the pointing work permit issues. Frank explained the permit application was submitted over two years ago. It was declined and had to be revised.

Then Covid closings halted the process. Frank and Anthony recently went to Building Department with checks. There are 20 applications ahead of ours.

Carol commented on the beautiful landscaping and painting.

Gail commented on cleanliness and thank you for the barbecue, it was lovely.

Trevor Bennett asked if there are any pending or potential projects. Frank said in the spring the curbing work will continue. It is relatively expensive so they are doing one section at a time. Frank mentioned that tonight the board will be discussing the 609 boiler.

Christine Ironside said it's a shame realtors can't get their clients to overlook financials. There are so many plusses at Palmer House. She still sees realtors on site.

The shareholder meeting adjourned at 7:35 pm.

Meeting with shareholder, Elizabeth Ward commenced at 7:37 pm.

Elizabeth Ward gave a presentation on electric charging stations. Key points are enhancement of co-op, forward thinking and lots of rebate money while it's available. Approximate cost is \$15,000 - \$20,000 minus rebates for a Level 2 charging station.

Frank asked how do we find out about rebate money in advance. Elizabeth stated that a contractor would do a feasibility visit. Bill Serratore, City of Yonkers, may be helpful.

Elizabeth mentioned that two cars would plug into one unit.

Frank said it's financially not feasible now.

Julie said maybe have 3 contractors review and put something together for 2023-2024.

Rick stated we may have to pull in electric service.

Pablo said a 220 line only for apartments near buildings and garage.

Meeting with Elizabeth Ward concluded.

Executive session continued.

Frank asked if there were any questions regarding monthly financials.

Aida asked if arrears and maintenance bills have been cleared up. Cathryn said residents were asked to send proof for account to be cleared. Linda said some checks were not posted.

Frank said [REDACTED] is the executor of the [REDACTED] estate. Courts won't allow him to sell.

Frank asked if [REDACTED] paid. Resubmitted check.

Aida asked how long is an account in arrears before co-op acts. Cathryn replied 30 days, 60 days a letter from management is sent out. 90 days a letter to cure. Frank said let's give Linda time to make sure before we act. Cathryn said most have been clearing up.

Frank updated on 32BJ arbitration. Except for \$27.00 which hasn't been paid because it doesn't show up on the portal. Requested put it on portal or send invoice and we will pay. Fees have been waived. They cannot legally waive the \$27.00.

Super gave his report. Pablo said it's been quiet. Skid steer needs tune-up. Anthony said paving guy has a referral and will give to Pablo.

Clamp on 6 inch water main in 609 is holding but will need to be watched for possible replacement..

Pablo left meeting at 8:08 pm

Rick asked if there are any suggestions for new attorney. Frank spoke with Jim Venenuso. He will give a written proposal. Frank suggested contact one more firm. Cathryn will email a few.

Frank asked if there was any word from Valley Bank. Cathryn replied no. Frank said he will call McArdle, the loan officer, and ask for grace period since we are suing.

Regarding the 609 burner, Rick said the study is done by Bruni. Rick said Citron is way to go. They have a relationship with Yonkers Building Department. It may be possible to start work and have a mobile unit in front of building, but best to hold off until spring. Frank said Pablo will probably have to blow a few more tubes and plug them. Frank said let's get the ball rolling on permit and hold off on work. Citron has a good relationship with Con Ed and Yonkers Bldg Dept. Rick said there is asbestos involved and Citron will contract out the removal.

Motion agreed to contract with Citron. Start the work and can break if necessary.

Discussion regarding elevator maintenance. Rick said he knows Lou, former elevator inspector but he will not work in Yonkers. Lou said our elevator maintenance is fine, the problem is who we use. Rick does not recommend Precision. Chip's price is competitive. Frank asked for one more proposal.

Frank asked Cathryn to send [REDACTED] to legal.

Frank said Mike sent a letter to [REDACTED] attorney.

Frank reported that [REDACTED] in 611 flooded 3 times. Has plastic sheet covering shower walls. Frank said he told Pablo not to make any courtesy repairs.

Frank said [REDACTED] litigation attorney send to Palmer House board email.

Frank said he spoke to Zuleyka Martinez and explained there are no crosswalks or NYS laws on private property and that all we can do is write a letter. Frank asked Rick to send a letter to shareholders asking them to slow down. Put up signs that say children at play.

Annie asked about going back to in-person or hybrid meetings. Frank said next month meeting will be in person.

Meeting adjourned at 8:39 pm