

**MINUTES OF MONTHLY MEETING OF THE BOARD OF DIRECTORS OF
609-611-615 OWNERS CORP.
JANUARY 12, 2021**

Present for the Meeting: All Board Members. Also in attendance were Mr. Mayerhauser (Managing Agent), Pablo the Super & Mr. Horgan (Legal Counsel). The Meeting was conducted by ZOOM.

The meeting was called to order by Mr. Ironside at 6:45 PM and Mr. Horgan joined at 7:00 PM, taking the Minutes starting at that time.

Pablo reported as follows:

1. The snowblowers were repaired at a total cost of \$850. One of the snowblowers dates back to 1990 (a John Deere model) and it is no longer repairable; it must be replaced. The Board authorized Pablo to obtain no more than 2 replacement snowblowers.
2. Regarding the 615 elevator, the tech went through the entire shaft and replaced anything looking suspicious. The elevator is back in working order, though some additional work must still be done. The elevator company will send an estimate. Pablo thinks it will pass inspection nonetheless (Mr. Mayerhauser added that the elevators are not inspected every year; only need to make an appointment for a yearly inspection. Since Yonkers only has two inspectors for the entire City, it's impossible for them to inspect every elevator once a year).

John Mayerhauser reported as follows:

1. The scaffolding company has to submit information to the City to obtain a permit to commence work at the coop. The owner of the scaffolding company is Steve Eklond, the former Mayor of Tuckahoe. John is confident that Steve can expedite the permit with Yonkers. Once work has commenced, the project should take about 3-4 weeks depending on the weather.
2. The Coop is changing banks, switching from Sterling to Orange Bank & Trust which allows for on-line maintenance bill payment.

Finally, Mr. Ironside gave his report:

1. The Reserve Account has not been touched.
2. John Mayerhauser will be on site monthly to assist residents with any questions they have regarding their account.

There being no further business, the meeting was adjourned at 7:25 PM.

**MINUTES OF MONTHLY MEETING OF THE BOARD OF DIRECTORS OF
609-611-615 OWNERS CORP.
FEBRUARY 9, 2021**

Present for the Meeting: All Board Members except Ralph. Also in attendance were Mr. Mayerhauser (Managing Agent), Pablo the Super & Mr. Horgan (Legal Counsel). The Meeting was conducted by ZOOM.

The meeting was called to order by Mr. Ironside at 7:00 PM. Mr. Horgan took the Minutes.

Pablo reported as follows:

1. Laundry Room Status: Complaints about the smaller washers being dirty around the door (rubber) gasket. These will be cleaned at least once a week.
2. The John Deere snowblower broke after the last big storm; the augur doesn't spin. Pablo will inform the Board how much the repair will cost.
3. Regarding the proposed House Rule change, Pablo suggests 8:30-430 for workers to be on-site so that his men have time to pad the elevators.
4. Discussion re storage rooms with large boxes and plastic bags. Yonkers Fire Department has not been inspecting. Anthony DiPopolo will check on this and tell John his findings.
5. Pablo expressed his appreciation to the residents for their cooperation during the recent significant snowstorm.

John Mayerhauser reported as follows:

1. The scaffolding company has applied for the permit. The bridging permit has not yet been applied for.
2. The cooperative has switched its account to Orange Bank. Volunteers will be used to try out the new system for paying maintenance.
3. Regarding the mortgage refi, the file has gone to underwriting.

Mr. Ironside gave his report:

1. At the request of several residents, Mr. Ironside has been working on preparing an update for the House Rules, in particular requiring that contractors provide an insurance certificate before working in apartments; also, one for allowing holiday and seasonal decorations on doors. Discussion re possible imposition of fines for breaking house rules.
2. The Coop is trying to schedule a Zoom meeting with the Mayor and police captain for the Board and any interested residents. There will be no agenda but residents can submit questions.
3. Regarding proposals to revise the law to require cooperative boards to give a valid reason for rejecting an applicant, Mr. Ironside is asking the residents to tell their

legislators that this would expose the cooperative to lawsuit if explanations had to be provided. Mr. Horgan will check on status on any update to this law.

4. Reserve account has \$1,487,400. The account has a lot of cash because the interest rates are so low.
5. For the March meeting, the Board will send out an invitation to residents to join via Zoom.

There being no further business, the meeting was adjourned at 7:55 PM.

**MINUTES OF MONTHLY MEETING OF THE BOARD OF DIRECTORS OF
609-611-615 OWNERS CORP.
MARCH , 2021**

The Meeting was conducted by ZOOM.

Present at the meeting were all board members and Mr. John Mayerhauser (Managing Agent). The meeting was called to order by Mr. Ironside at 7:00 PM. Mr. Horgan took the Minutes.

Mr. Ironside gave his report:

1. There is currently \$1,488,000 in the reserve account.
2. The cooperative is waiting on the Yonkers Fire Department to approve bridge scaffolding for 615.
3. The mortgage is being renegotiated. A lower rate has been secured with a payment of around \$17,000/month, which will save the cooperative roughly \$2,000/month. An extra \$500,000 from the new deal will be deposited into the reserve account.
4. Pablo will be installing 2 hand sanitizer dispensers in every building – 1 in each lobby and 1 in each laundry room/entrance to laundry room. These were ordered a year ago.
5. There will be another Zoom meeting with the mayor, councilman, and the captain of the local police precinct, held at their request on March 18. Emails should be sent requesting topics to be covered.

The floor was then opened for questions:

1. Regarding the laundry room, the smaller laundry machines will be replaced with better models that must be bolted to the floor. In addition to this, buildings will be receiving paint jobs. 609 and 611 will be installing tile. The payment method will be changed as well. The price will increase by 10 cents from \$1.75 to \$1.85.
2. Concerns were brought up regarding keeping track of all residents having homeowners' insurance. An email will be sent to residents regarding this.
3. Additional recycling bins will be requested from Pablo the super for the recycling room in 615 following complaints of overflowing bins during evening hours.
4. The peeling wallpaper in the mailroom will be taken care of shortly by Rafael and his crew.
5. Upgrading the intercoms to incorporate camera functions will be looked into.
6. Blinds will be replaced in the laundry rooms.

There being no further business, the meeting was adjourned.