

MINUTES OF THE MONTHLY MEETING TO THE BOARD OF DIRECTORS OF 609-611-615
OWNERS CORP.
MAY 9, 2022

Present for the Meeting: Shareholders, All Board Members except Annie McArdle, Pablo, Mike Horgan, Judy Speight, Rick Tancredi, Cathryn Kenneally

The meeting was called to order at 7:05 p.m.

Frank introduced shareholders to Hudson North Management and reported the following:

There was no election since there was only one other nominee, Annie McArdle, who was not present, away on vacation.

Shareholders remarks:

A shareholder asked when the exit gate will be repaired. Pablo sent an email on Thursday, will follow up.

A shareholder asked when online maintenance payment will be available.

Several shareholders expressed concern over right-hand side elevator at 615. There is always a problem. Pablo stated that parts were replaced today. Can have an engineer at EI-Tech check it.

Shareholder asked if board could request UPS, USPS etc., deliver packages to apartment door.

Shareholder expressed concern about shopping cart being left in hallway, 615, 7th floor. Loretta replied that a notice was put up. She will send out one more.

Shareholder asked about status of financial statements. Board has received some updated information and will follow-up.

Shareholder requested update on pointing project at 615. Board will be discussing it tonight.

Shareholder asked if the phones in the elevators are working. Pablo replied they are checked every week.

Shareholders meeting adjourned at 7:37 p.m.

Pablo stated when a call is made from an elevator phone, it connects to the guard booth. Guard on duty will notify Pablo or whoever is on duty.

Pablo left the meeting at 7:41 p.m.

Meeting continued with Board Members, Hudson North, Mike Horgan Frank will add

new board member to lists, website, etc.

Judy requested previous board meeting minutes. Margie will forward 2020, 2021 and 2022 to date.

There was a brief discussion about shareholders in arrears.

Rick received a proposal for \$6,700 for leak detection system at 609. Parillo Engineering. Bruni & Campisi to price out new boiler with specs.

32BJ arbitration payment has to be done online by account administrator. Linda will remove/add and then transfer admin to Hudson North. Once the principal is paid, attorney will negotiate fines, etc.

John M. Is uncooperative. He owes the co-op money.

Frank said Webster bank account has \$58,000 with Mayerhauser as agent for Owners Corp. Judy said account holder is Mayerhauser Realty Inc as agent for 95 Pondfield Rd. Judy will compile what John owes.

Judy said John paid himself in June, July and September, 2021 under miscellaneous expense.

Bulkhead proposal for 611: Frank proposed we go with the cladding.

615 facade and parapet: meeting Wednesday with Fred Bragaglia of Allstate and John Carotta of NY Ladder. Anthony to discuss status of suspended scaffold and bridging permits.

Judy reported that the co-op has no Workers Comp. Insurance as of April. It has been submitted for renewal. \$900/month fine by NYS was paid in April.

Judy requested to be paid for month of April. Board approved. Frank stated he believe [REDACTED] is not in arrears.

Cathryn will let Mike know about arrears regarding the [REDACTED] to [REDACTED] sale, [REDACTED].

Judy asked when are sublet fees collected. Frank said once a year. Billed at approval and renewal. The fee is equal to one month's rent per year. There is a different policy for family vs. true renter. Judy said sublet fees were not billed in 2020 and 2021.

Mike stated that [REDACTED] put \$5,000 in escrow for [REDACTED] closing, in case there are arrears.

Frank asked Mike to begin collecting the lobby key at closing. Cathryn will provide an acknowledgment to be signed at closing, \$50.00 per key.

Judy will send Cathryn STAR acknowledgement and payment option sheet. Frank informed

everyone the Holiday Party barbeque will be on September 11th.

Judy reported the City of Yonkers water bill is \$70,542.48 for period 4/29/21 - 1/11/22. She changed the billing info on the tax bill and water bill.

With no further business, the meeting was adjourned at 9:00 pm