

MINUTES OF THE MONTHLY MEETING TO THE BOARD OF DIRECTORS OF
609-611-615 OWNERS CORP.
JANUARY 10, 2023

Present for the Meeting: All Board Members, Pablo, Judy Speight, Rick Tancredi, Cathryn Kenneally and approximately 40 shareholders. The meeting was conducted on ZOOM.

The meeting was called to order at 7:00 p.m.

Meeting opened to shareholder questions and comments.

Christine I. would like shareholders be allowed to use more than two washing machines at a time. Frank responded that when the contract with HK Laundry is up, larger size machines can be discussed.

Shareholder complaint about excessive flyers in vestibule. Frank directed Pablo to inform security to not allow the delivery person on premises.

Frank asked Siobhan if she would like to discuss her email. She did not speak up and Frank addressed her concerns. First, regarding Anthony, a board member does not have to live here. Secondly, Margie is working as a resident, not a board member. The position was previously held by a resident in 615, who quit during covid. Rebecca also worked part-time during the summer.

Christine I. asked what was the intention of the email? Frank replied he doesn't know, as Siobhan was not speaking up.

Linda D. Security concerns. She had a food delivery and no call from security. Security would not allow a Verizon worker in. Has received no response to her email regarding concerns. Catherine Kenneally said they will look into it. Frank said an email was sent to board and it has been discussed and have spoken to security supervisors. Workers have been let go. Catherine K. said we will discuss it during closed session.

Linda D. Asked for update on John Mayrehauser. Frank replied we have filed a lawsuit and John is in default.

Christa G. Asked why shareholders can't have names and phone numbers of co-op's attorney and accountant. Frank said the last attorney we had was barraged with phone calls from shareholders. Christa said shareholders have no idea where the money is. Frank replied you are told at every meeting.

Linda D. said they will contact the Attorney General's office. Frank stated that updates are given at every meeting. Frank said he will email them D.A. investigator's name and number.

Laura B. Asked if pointing is on schedule. Frank said schedule is weather-dependent. When finished, there will be an inspection.

There was a brief discussion about meeting updates and agendas and possibility of utilizing PH website.

Shareholder session ended at 7:45 pm

Executive session commenced 7:48 pm

Danielle Rutkin from insurance company gave update on claim [REDACTED]

[REDACTED]
[REDACTED] She is drafting a response which is due tomorrow. [REDACTED]
[REDACTED]

Pablo gave his super's report:

Weather has been good. Canzone was here on 23rd to salt.

Frank informed Pablo to [REDACTED] material used for shareholder maintenance requests.

Pablo left meeting at 8:25 pm.

November minutes were approved.

Rick asked if minutes can be put on website. Frank said he will send Annie and Margie access info.

Arrears are being paid off. There are mortgages on some of them. Some have recognition agreements and banks are paying the maintenance. In a few months we could possibly get the majority of money.

Discussion on posting meeting minutes on PH website. Personal information will be redacted.

Frank asked about tax letters status. Judy used an old report to get social security numbers. She is missing those that closed in 2021. Most important stuff is missing. Will get an update from Maria. Lauren will be able to do them.

Judy said still no answer for audit. Frank said we will try some way to get records.

Rick said he has quote for EV charging stations but electrician needs to look at property.

Judy asked if meeting with [REDACTED] can be scheduled for next board meeting, February 7th.

Meeting adjourned at 9:00 pm