

10/10/23 Palmer House Board Meeting

All board members in attendance with the exception of Margie Calenda

AKAM- Rick Tancredi and Cathryn Keneally

Super's Report:

Mechanics still working on 609 boiler. There was a meeting today with Phil & Cintron Bros and Phil was provided with a punch list of outstanding items.

Heat timer issue- it was installed but not wired yet. Replaced heat computer. Electricians were here for some time to work on it. Heat should be working afternoon of 10/11/23. AKAM follow up

611-615 are on winter settings. Will check tanks tomorrow. 50% in 611/615 and 3,000 gallons in 609 last time it was checked.

Con Ed asked us to reregister- has the right to tell us to burn oil.

Burner Service- who to call? Atlas

Question about shopping carts not being returned to service area in 609. Pablo advised there are 3 properly functioning carts in 609. Signs have been posted, residents have been reminded and notices sent.

Security deposits:

609 3M- decision not to refund- did not abide by house rules for renovations/move out etc.

611 3R- movers broke door closer on the way out. Once repaired the balance of security deposit would be refunded

President's Report:

Bookkeeper advised the information was 2020 was up to date. 2021 is 80-90% finished. Accountant has all the 2020 info. Could do compilation- 2020 & 2021 together. Will have to see if banks would accept that.

Discussed maintenance/parking arrears. Cathryn will contact attorney for current status. Akam follow up

2R will be installing the mirror in the parking lot at 615. AKAM follow up

Water intrusion in 609- 7A seems to have been resolved after sealing around windows/ACs.

Email from O'Connor in 615 regarding balance. Rick to provide ledger info and Frank would contact O'Connor. AKAM follow up

Carpet stretching needed in 609 floors 2, 4 and 6. Potential trip hazards. AKAM follow up

Meeting adjourned.

