

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

APRIL 9, 2024

The meeting was conducted in person. Present in-person for the Meeting: All Board Members, Joe Kelly and Granit Selimaj (AKAM), and Pablo. The meeting was called to order at 7:00 pm.

Pablo gave his superintendent report:

- Engineer is sending report for 609 boiler
- Pablo inspected property after earthquake. All looks good
- Security being harassed by resident [REDACTED] 611. Frank said he told Mr. Lindsey not to engage or leave booth; close the window. Allied sent us two letters regarding [REDACTED] — next time 911 will be called. Frank is sending him a letter from the Board.
- Yesterday [REDACTED] 615 was harassing security over a parking issue.
- There is a roach problem in 611 trash area. Has been treated by exterminator, second visit will be on the 18th. Frank requested Joe send a letter to shareholders reminding them we have a contracted exterminator and they can reach out to Pablo for pest control service in their unit.
- Pablo reached out to contractor to finish up 611 hallway on main floor.
- Residents have experienced wind-driven rain into apartment - around 7 to 8 on record
- Rotted tree on s/e corner of property - Pablo reached out to County Tree.
- Randazzo is doing some work. Chilelli is the new electrical contractor. Superintendent

report concluded, Pablo out at 7:27

Meeting minutes for March approved.

Board will put out a letter going buyers some information. Making a change in accountants right now is not feasible.

Joe was asked to try to get a date from Lauren as to financials. Joe was asked to provide names of potential accountants.

Joe was asked for a few snow removal contractor names.

Discussed status of arrears. LaGumina is sending out letters.

Board asked Joe to send out letter to shareholders to update contact info and request shareholder homeowner insurance COI.

Joe will generate a new Arrears report after 10th day of month.

Board will post Certificate of Insurance sample on PH website. Shareholders to contact Granit Selimaj with any questions.

Vendors COI are reviewed and updated requested in January each year. Joe stated he received an email regarding elevator permit fees, late fees from 2019.

Regarding Annual Board Meeting, board requested AKAM send agenda to shareholders as well as request shareholders to submit any questions prior to meeting.

Meeting adjourned.