

MINUTES

The Board of Directors Meeting was held on February 18, 2025 in the Community Room.

Directors Present

Jeff Brown, President Loretta Parks, Vice President Lisa Wright, Treasurer
Katherine Hall, Secretary Celia Brown, Board Member Ruby Wilkerson, Board Member
Lynette Cook, Activity Coordinator

Directors Absent

Mr. John Chen, Prestige Management Mr. Vernon Cooper, Property Manager
Mr. Adonis Pena, Interim Manager

Security

Legal

Karol Robinson, Attorney

The Meeting was called to order at 6:30 p.m.

The Prior Meeting Minutes

The Minutes for January 21, 2025 was motioned to be accepted by Ms. Cook and seconded by Ms. Wright. The minutes was voted on unanimously by the Board Members.

Management Report

- Mr. Cooper introduced Mr. Adonis Pena, Interim Manager to the Board.
- Mr. Cooper read the Collections Report for 3 months ending (January 31, 2025). Mr. Brown asked Mr. Cooper from now on to put the percentage of people who are paying the maintenance, etc. on paper.
- ARREARS REPORT- Notices were distributed to all shareholders with parking spaces to inform them that their parking leases will be terminated if they fail to remain current with their carrying charge payments. There are 2 or 3 spaces that may be terminated this week if payments are not made. Mr. Cooper was asked again to invite the L/T Lawyers, Gutman and Mintz to the next Board Meeting in March.
- Rand Engineering- Management has initiated inspections of occupied apartments where shareholders have reported experiencing water penetration from some areas outside of their apartments. There are 35 to 40 apartments with water penetration. Management and the Architects will make the determination of if there is structural or water penetration upon inspection. Ms. Stacy Glandorf of Rand Engineering will be on site Friday. Mr. Cooper stated that by March everything should be completed. Rand Engineering will be the one to prepare plans and specifications to address the structural conditions that exist, and hire qualified contractors to do the work.
- IPNA (LAWLESS & Mangione)- Mr. Taha (from Lawless/Mangione) stated they will come and inspect the buildings to see what the buildings need. Then they prepare a

IPNA listing on what is required to be done now, what can be done in 7 yrs., 15 yrs., and 20 yrs. and to come to an agreement on exactly what the board wants to do and proceed from there. An IPNA is only good for 1 year and required by HPD before you get a loan. Mr. Taha stated that we need to concentrate and include whatever we can, because we only have 1 shot now then you have to wait another 15yrs or so before we can go back to HPD again. When we bid the work out to the contractors, that's when we will see what the actual cost will be. Mr. Taha stated he needs the IPNA information back ASAP. Ms. Robinson stated that now is the time when HPD will close this loan. The City Counsel funding will pull in the resources to close, so we can finally access the City Counsel funding money. It will be funneled into one additional closing.

- Exterior Lighting and Exit Doors-There is a number of LED Wall Pack (wall mounted) and LED pole light fixtures are inoperable, we've started to replace as needed, particularly in crucial locations as adequate lighting throughout the development. Management has a proposal submitted by ECS (Electrical Contracting Solutions) which includes replacement of 18 LED Wall Pack fixtures and 26 High Pole Flood Lights with 2" Slip Fitters at the cost of \$35,000.00. The Board asked Mr. Cooper to get 2 more proposals.
- Hallway Exit Door Repairs- Management has solicited additional estimates for work to be done on fire code hazards with multiple exit doors that don't self-close correctly. This is required by the FDNY and the Department of Buildings.
- Commercial Lease Agreement- HPD has given Ms. Obasogie an approval this is contingent upon submission of the aforementioned items. Ms. Obasogie has received a copy of the signed lease.
- Water Penetration into The Community Room- A letter was sent to Ms. Riley (Shareholder,2A) from Gutzman & Mintz (L/T Lawyers) in reference to access required to her apartment in order to complete necessary inspections and repairs. However, Ms. Riley has decided to withdraw her application for Succession Rights. She will turn the apartment over to Arverne Housing Corporation within 30 days, which at this time we will have complete access to determine and correct the conditions in the apartment.

Financials

See Reports

Legal

- Ms. Robinson asked what is the status of the documents for Metered Appliance (Previous Laundry Room Company)? Mr. Brown stated he signed all the documents and returned them to Mr. Cooper. Ms. Robinson asked Mr. Cooper to scan the documents to her, he replied sure.
- Ms. Robinson stated that we submitted the request to change the Signatures Authority to HPD and did we see the response. Mr. Brown stated that we saw their response and that we didn't give them justification as to why we are doing this but we have some justification and will be submitting it soon as to why we are doing this.

- We will develop a Budget to follow, it will include Legal fees, Security, Ground work, Management fees, etc. All the fix cost will be included in this. We need to know what's going on, how we are spending the money, where is it going.
- Ms. Robinson stated that what the Board is doing is within the guidelines of the law and what we are doing is exactly right. Then we go back to HPD with our argument and promissory.
- Ms. Parks asked Ms. Robinson about a new contract from Spectrum for the Cooperation. Ms. Parks e-mail the contract information to Ms. Robinson and the Board to review. Ms. Parks stated we should reconsider Spectrum for the people in Nordack so that we can vote on this.
- Ms. Robinson asked about her continuing to be Counsel for Nordack. What are the issues and concerns that Board has?
She stated she is very committed to Nordack and she works very hard. She has Nordack's background and knowledge in our best interest. Ms. Robinson stated that as a Board our job is to have the best interest of the cooperation that elected us. She stated that I'm not going to tell you what you want to hear, I'm going to tell you what is in the best interest of the cooperation to the best of my ability.
Ms. Robinson stated that it is typically the Board President who should contact the Attorney unless the Board tells her otherwise. It is not effective or efficient to have different people calling all over the place.
Ms. Wright's issue: that the Attorney says she is for us but she isn't.
Mr. Brown stated the Vetting of the board members running for the board hasn't been done properly. Ms. Robinson stated, that since Management maintains the shareholders records, they are the one who should check if the shareholder is in good standing to run.

Committee Report: No Reports

Finance Committee: No Reports

Resale Committee: No Reports

Old Business: None

New Business: Ms. Parks suggested a survey should be done to see how many shareholders are having difficulty opening their windows in their apartments.

Follow-up Items: None

Motions: None

Adjournment:

The meeting was adjourned at 8:58 p.m. motion was made to adjourn the meeting by Ms. Hall and seconded by Mr. Brown and voted upon unanimously.

Respectfully Submitted

**Katherine Hall
Board Secretary**