

April 18, 2024 Draft Minutes of the Board of The Presidential Cooperative

Present were Larry Lawwill, president; John Chagnon, treasurer; John Campbell, secretary; Paul Dolinsky, member, and Charles Krewson, member. Larry Rowse, The Presidential's property manager as designated by Community Systems, Inc. (CSI) was also present. The president called the meeting to order at 4:05pm.

Summary: the board considered various maintenance issues and approved In principle painting of iron work around the building. It also approved guidelines for the repair of balconies. It directed CSI to proceed with the refreshment of the lobby floor, the adjacent corridor and the entrance floor. End summary.

The board approved the minutes of the February 21 board meeting.

Financial Report:

There was discussion of how the boiler replacement in 2022 should be noted in cooperative financial documents. There were questions about the status of certain Covid-related federal financial arrangements ("PPE" ) which supported the employment of the then lobby attendant and cleaner. The board took no action on either of these questions.

The board approved the audit report.

Maintenance and Repair Issues:

The property manager, Larry Rowse, reported on the provision of keys for the thermostat covers on each floor. The board determined that if an owner should ask, and if all the floor residents agreed, a key would be made available to the thermostat on that floor.

The board approved the CSI proposal to clean and restore the lobby floor and the adjacent hallway and the floor of the entrance. By approval of a motion the board accepted the bid of Rose Restoration to do the work. It asked CSI to inform all building residents in advance of the work being done.

The board discussed the repair of balconies. There was a consensus that the balconies were a common area, and that their repair was a charge on the cooperative, with the exception of the floor which was deemed to be a cosmetic issue to be addressed by individual owners.

Following a discussion, the board directed CSI to proceed with the repair and painting of decorative and other metal work on the exterior of the building.

The board asked CSI to get estimates for a non-invasive structural survey of the building, as recommended by the reserve study.

Mr. Rowse undertook to explore the causes of water in the basement.

The board approved the CSI recommendation for a lock-box that would provide Saturday access to the building and to individual mailboxes by the U.S. Postal Service.

Mr. Rowse undertook to review the Reserve Study to incorporate board and CSI suggestions. The resulting document is to be reviewed by the board at its May meeting.

There was a discussion of the duties of the lobby attendant's responsibilities as proposed by CSI. Mr. Rowse undertook to review a 2001 list of duties provided by Mr. Chagnon to determine if there were additional elements to be incorporated in the draft. The board asked that sliders or casters be added to the lobby attendant's podium.

The board asked CSI to explore the options for the installation of security cameras at the two entrances to building.

The board also asked CSI to replace the entry mats.

There was a discussion about cleaning the building's ducts. Mr. Rowse undertook to look into the options.

#### Late Payment of the Cooperative Fee

By approved motion, the board approved a draft policy on late payment of the monthly cooperative fee, subject to review by the cooperative's lawyer. There would be a five percent fine for each month of late payment.

#### Other Issues:

There was a discussion of the pros and cons of seeking recovery of certain attorney's fees. The board took no action.

Following a discussion, the board decided to open its meeting to cooperative owners at those meetings where CSI was present. The format would be a "pre-meeting" at which owners could raise question and make suggestions. No minutes would be kept. At the conclusion of that part of the meeting, residents could remain but could not speak. It was decided that this new procedure would go into effect at the September board meeting.

The board set its next two meetings: May 21, which John Campbell will host at 5pm; June 12, which Charles Krewson will host at 4pm.

With the departure of the president, the vice president adjourned the meeting at 6:14 pm.

Respectfully submitted by John Campbell, secretary.