

Minutes of the November 24, 2024 Meeting of the Board of the Presidential Cooperative.

Present were Larry Lawwill, president; Charles Krewson, vice-president; John Chagnon, treasurer; John Campbell, secretary; and Paul Dolinsky, member. The president called the meeting to order at 4:00 pm.

One owner attended the meeting as an observer under a new board policy.

Summary: This meeting of the board was an exception to the usual rhythm of monthly meetings. It was held to address issues carried over from the November 24 regular board meeting, primarily updates on various projects. Hence the November 24 minutes were not submitted for approval and there was no report from the WCI property manager. Nor was there a formal financial report from the treasurer. However, the board did approve by unanimous vote three resolutions regarding package deliveries, Christmas decorations, and a new desk for the lobby attendant. End summary.

There was a discussion of insulating the exterior pipes and various heating issues at The Presidential but the board took no action.

Updates:

Lobby renovation: there remains to be done electrical work and the installation of the new entry system approved at the November 20 board meeting before redecoration can proceed. The goal is to have the lobby renovation completed by the March 2025 annual meeting.

Lobby furniture: the board unanimously approved up to \$2,000 for the purchase of a kidney-shaped desk and an appropriate chair for the lobby for use by the attendant. The podium now in use will be retired.

Basement dwelling: the kitchen and bathroom need to be gutted and rebuilt and the space redecorated. Paul Dolinsky undertook to get an estimate for the renovation of the space for the board's consideration.

Front elevator refurbishment: already approved by the board; the work to be done is entrain.

Keys: those in use to be labeled; all others will be boxed and saved. All keys will be securely stored.

Move-in/move-out fee: to be addressed when the board considers revised building guidelines now being developed by a resident for board approval. There was a consensus that there should be such fees and a discussion of how much they should be but with no conclusion.

Package delivery: the board approved by unanimous resolution the delivery of packages to individual units by the lobby attendant when he is on duty. The board also approved the storage of packages in a designated closet when addressees are away.

Holiday decorations: the board approved the expenditure of up to \$500 for lobby decorations. (The board had already approved a budget for the holiday party on December 11.)

In a brief executive session, the board interviewed and unanimously approved a new resident in 606.

All agenda items having been addressed, the president adjourned the meeting at 5:40 pm.

Respectfully submitted,

John Campbell, Secretary