

WVTF *Board Meeting Minutes*

Meeting Minutes: 2015-10

Meeting Date: June 23, 2015

Directors Present: Paul Lenner (PL), Gene Teytelman (GT), Stephen Kleinberg (SK), Opher Pail (OP), Eugene Torres (ET), Tad Sudol (TS), Michael Sinelnikov (MS)

Directors Absent: Slavica Plecas-Gak (SP), Stanton (IS), Johan Marfey (JM), Rosemary Musumba (RM),

Tenant Member Present: 7

Before meeting officially started, presentation was made by James Giordano who is a VP from Weatherguard Contractors, Corp.

James was asked by the Board to perform a visual inspection of the Westview façade and report the findings. He stated that visual inspection was performed which normally is not good enough to assess real conditions of the façade. Regardless, he note a number of things that require an immediate repairs such as north-west corner of 595 which has a deep crack, signs of the water damage from the leaking AC units and emphasized an overall need for a due façade sealing and maintenance to prevent further deterioration. Immediate intervention would prevent more costly repairs down the line.

When asked of the approximate projected cost that mentioned repair require, he said an amount of 1.5-2MM is most likely.

I. CALL TO ORDER

- (GT) called the meeting to order at 8:27 PM.

II. ROLL CALL

- Roll Call was taken by (GT).
- Seven (7) Board Directors were in attendance, thus quorum requirement met.

III. REPORTS OF OFFICERS

▪ Co-Chair(s) Report

- (OP) Opher said that Board needs to organize a number of Information sessions for tenants. It is clear that number of tenants have a very little understanding of the Offering plan and the conceptual structure of the plan. Offered his participation in the meeting to host these sessions.
- Opher stated that there are 4 major point the Board needs to looks more closely:
 - Review maintenance figures
 - largest expenses in maintenance is underlying mortgage
 - Necessity of properly reviewing proposed budget and understanding of the line items there. Sub-committee is needed to be formed to take on tackle this and present the finding to the Board. Eugene will head the effort.
 - Understand the condition of the façade.
 - Tenants participation in the conversion is very critical to the building's well being as a co-op. Therefore result of the survey are important.
- Tad mentioned that Board needs to be active on getting answers on the remaining issues and move forward with the process with no delays.

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- Secretary report
 - (GT) Performed standard secretarial duties. Gene is collecting the responses from Tenants's Survey. Only 100 apartments responded. Gene will produce the list of those who did not respond and Paul will arrange another Survey printout drop at the doors of the tenants who has not responded yet.
- Treasurer's Report
 - No changes since last report except expenses incurred by printing the flyers and paying Website hosting related expenses. Attorney related expenses keep accumulating.

IV. COMMITTEE REPORTS

- Engineering
 - (SK) Explained to everyone that thorough inspection of façade is required in order to properly assess the extent of repairs.. In order for this to happen, the scaffolding needs to be put up around the perimeter and inspection to be performed. WTI does not have enough money available to take on the task and no report on the condition has been presented to tenants by the owners so far.
 - Explained the criticality of getting proper work on façade bricks done in order to ensure safe building conditions.
 - AVAC is still not working. Steven was asked to call RIOC to understand what is going on. It is our understanding that the connecting pipe from WV to IH is broken and needs to be replaced by RIOC.
- Communications
 - (PL) Nothing to report. Paul is committed to ensure the distribution of the survey and getting at most participation.
- Tenant-Management Relations
 - (SG) Absent

V. Other business

- Nirmala Naraine has present her findings after reviewing financials in the Red Herring:
 - WV will have an outstanding mortgage in the amount of \$29.8MM. Proposed interest rate is 4.75% which is High. Gene mentioned that Owners committed to obtain the current mortgage rate available (~3.75%). Mortgage has to be paid off in 10 years and Co-op will have to refinance it. She mentioned the penalties that will be due if not paid timely which are pretty severe.
 - Maintenance. Averages in \$1.2 - \$1.3 per square foot depending on the units. The biggest part of it is underlying mortgage. Based on the quick review of several coops in Manhattan, the range is anywhere \$1.3 - \$1.5 range.

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-Building Management. Mentioned that plan call for on-site management company. In this day and age, there is no need for management company to occupy the real estate on the Island and they can operate from their own offices and therefore reduce the cost of maintenance.

Joyce Short has consulted the Board on the sub-metering issue.

- She said that Owners must submit "Application for petition" in order to sub meter apartments. By doing this. owner will have to comply with the State requirements to ensure that:

- Building façade is water and air proofed.
- All apartments are sealed
- All existing electrical heaters are replaced with new ones with installation of programmable thermostats.

- She strongly believes that the Board can push the Owner to submit the petition

VI. ADJOURNMENT

- (GT) Adjourned meeting at 10:30pm