

**Minutes of the Annual Meeting of Shareholders of  
336 Tenants Corp.**

**Held on Tuesday April 30, 2007, at 7:00 P.M.  
At Columbia Grammar and Preparatory School  
36 West 93<sup>rd</sup> Street, New York, NY 10025**

The President of the Corporation, Ms. Ruth Nagourney, who presided as Chairperson, called the meeting to order at 7:10 p.m. Ms. Nagourney introduced the directors present (Ms. Joanne Gouge was absent) and Victor J Kavy, Account Executive with Charles H. Greenthal Management Corp., Mr. Bill Struth of Lawless & Mangione, Mr. Andrew Brucker, Esq. of Schechter & Brucker and Mr. Bob Tarantino of Pannell, Kerr & Foster.

Victor J. Kavy presented the proof of notice of the annual meeting sent in accordance with the By-Laws of the Corporation. There was a quorum present totaling 11,299 shares by attendance and proxy out of a possible 12,023. Mr. Kavy then asked for a motion to waive the reading of last year's minutes. There was a motion duly made and seconded and the reading of last year's minutes was waived. Ten copies of last year's minutes were distributed to those shareholders in attendance who wanted to review them.

Mr. Bill Struth spoke and gave an overview of the Local Law 11 waterproofing project. The job is almost completed (projected completion date late June 2007). There was a question and answer period and then Mr. Struth was excused from the meeting.

Mr. Bob Tarantino gave an overview of the Corporation's 2006 annual financial statements. He then took questions from the audience.

**PRESIDENT'S REPORT**

Ms. Ruth Nagourney gave the following President's Report:

The last few years has seen a high level of activity in the building, with new front doors and vestibule installed as well as the undertaking of a major exterior repair project. A security system was installed in the lobby and by the back gate. Activities this year focused on:

1) Managing the construction project. Weekly meetings were held with the superintendent, the engineers, the managing agent, the contractor and foreman managing the project, Seth Weinstein and me. These meetings usually lasted for at least one hour and frequently included walkthroughs to inspect the roofs, parapets and review the work in progress. Seth Weinstein, with his years of building management, was critical in managing the work product and controlling the cost of this project.

2) Staff job descriptions and responsibilities for all building employees were revised because they had not been updated in years. The revised job descriptions addressed many areas, including general appearance, uniforms, emergency procedures, and security requirements. Carrie Cohen was instrumental in developing these descriptions.

3) The Board asked Walter Melvin, the architect who designed the building's new front doors, to develop plans for through the wall air conditioners for submission to the New York City Landmarks Commission.

4) The Board drafted revised rules for renovation to apartments. In addition, standards and guidelines for the penthouses and terraces were developed and distributed to appropriate shareholders.

5) The interiors of the passenger elevators were refurbished. The elevator benches are being repaired and reupholstered. New rugs were installed in the elevators and the silver doors and trim touched up.

6) A new Superintendent, Handyman and a change of representative from the Managing Agent were hired.

#### **PROJECTS IDENTIFIED FOR BY THE BOARD OF 2007/2008**

The Board identified several projects, which should be addressed by the new Board.

- 1) Complete exterior work, including planters for the front of the building and plants for the tree pits and installing the new canopy. This work is on hold until the bridge is removed.
- 2) Refurbishment of the lobby.

#### **TREASURER'S REPORT**

Mr. Weinstein gave the Treasurer's report. Questions were asked as to the possible refinancing of the existing mortgages and requests were made that Lawless & Mangione to provide a final accounting of both hard and soft costs once the exterior project is completed.

#### **ELECTION OF THE BOARD**

Mr. Brucker explained the nomination and voting procedures. Mr. Brucker then asked for nominations from the floor. The following people were nominated and seconded:

BURNSIDE ANDERSON  
DAVID BITHER  
LUCY BROWN  
CARRIE H. COHEN  
JOANNE GOUGE  
JOHN HAGMANN  
JULIE SANDORF  
J. MICHAEL SCHELL  
SETH WEINSTEIN

Each nominee was asked to give a brief explanation of why they wished to run for the Board.

The shareholders then retired to vote.

Greenthal staff under the supervision of the Corporation's attorney tabulated the votes.

The following 7 individuals received the plurality of votes and were elected to the Board:

DAVID BITHER  
LUCY BROWN  
CARRIE H. COHEN  
JOHN HAGMANN  
JULIE SANDORF  
J. MICHAEL SCHELL  
SETH WEINSTEIN

**ADJOURNMENT**

As there was no further business the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Victor J Kavy  
Assistant Secretary