

# 336 Board Meeting Summary

June 2009

At a meeting on June 17, 2009, the Board addressed the following matters:

- Mr. Hafez of AMR Engineering presented an update of the ongoing cornice repair project. Little progress has been made completing that work that the Board previously authorized. Lawless and Mangione and AMR discovered that DNA Contracting began significant patchwork on the 94<sup>th</sup> Street cornice prior to (a) obtaining authorization of the building's representatives and (b) the arrival of the building's engineers, Lawless and AMR. Accordingly, DNA deprived the building's engineers of the opportunity to inspect and sound the area before DNA began work. Mr. Hafez additionally reported ongoing difficulty obtaining DNA performance of agreements and commitments made by its principal, Frank Bitonti, at the Board's May 20, 2009, meeting. Specifically:
  - DNA has resisted providing and entering into a formal A1A agreement, backed off providing a renewed 5-year warranty on its work, as well as its agreement to pay the cost of the 94<sup>th</sup> Street sidewalk bridge in the event that warrantable repairs are discovered on the cornice above 94<sup>th</sup> Street.
  - Despite persistent wet weather that created conditions causing delay of the agreed work, DNA has refused to cover the area to protect from rain.
- The superintendent reported that significant space has been made available in the Bike Room and that the bike registration and organization project is complete.
- Management provided the Board with a letter from Con Edison indicating that the cost to bring Con Ed steam to the building would range from \$500,000 up to \$ 1 million.
- Management presented three engineering proposals in connection with the pending oil tank replacement. The Board directed management to retain Robert Germain Engineering to review the pending bids. The Board directed management to (a) notify the Board immediately if Germain preferred any bid other than Controlled Combustion or (b) if Germain agrees, to retain Controlled Combustion to actively move this project forward.
- Lucy Brown was appointed chairwoman of the building Newsletter Committee. It was generally agreed that residents with interest in the Newsletter should be invited to join the committee and to help with regular dissemination of the Newsletter.
- The Board adopted a new waiting list for available storage bins to establish priority for bins which become available for any reason.