

336 Board Meeting Summary

July 2009

At a meeting on July 22, 2009, the Board addressed the following matters:

- On July 1, 2009, certain members of the Board met with Ted Eacker of Walter B. Melvin Architects, LLC to discuss retention of Melvin as the Board's independent engineering consultant in connection with repair of the building's cornice. Mr. Eacker was accompanied by a representative of Juno Contracting Company. Members present at the meeting reported Mr. Eacker's proposed course of action to the Board and reported further the substance of the discussions had with Mr. Eacker and the Juno representative concerning the issues surrounding defective work from the Local Law 10/11 project. Following discussion of the proposal, the Board instructed management to terminate its agreement with AMR Engineering Consultant, P.C., and to retain Walter B. Melvin Architects, LLC as the Board's independent engineering consultant pursuant to the letter agreement submitted by Mr. Eacker on July 8, 2009.
- The Board directed the superintendent to conduct a survey of the court yard windows and obtain quotations to complete various aspects of the work that may be required based upon the need for repair or replacement.
- The Board ratified its prior determinations regarding the Bike Room. Specifically, the Board requires an initial access fee for new bicycles of \$100 per bicycle, and an annual storage fee for existing bikes of \$25 per annum. The \$25 annual storage fee will not be required in the first year of storage – i.e., the year in which the \$100 access fee is due and paid. The Board directed management to include the charge for annual renewal fees in shareholder statements each June, beginning in 2010.
- The superintendent reported on a number of maintenance items completed by building staff, including polishing the lobby floor, repair of lobby picture frames and repainting building stairwells and rear hallway.
- The Board directed management to retain Controlled Combustion Co. Inc. to replace the buildings oil tank upon Germain Engineering's recommendation.
- The Board approved proposed Riders to the Alteration Agreement covering Plumbing, Heating and Gas, and Windows and Through-the-Wall Air Conditioning. Management will incorporate the approve riders into the building's Alteration Agreement and forward copies to the building's engineer to incorporate into their review of future alteration proposals.