

336 Board Meeting Summary

March 2010

At a meeting on March 4, 2010, the Board addressed the following matters:

- Jason Kaplan was elected to the office of Treasurer.
- Management reported that Walter Melvin identified an additional cornice stone that will require full replacement, bringing the total number of stones to be replaced by the manufacturer to three.
- The north scaffold inspection drops have been completed except for the setback terraces which will require additional scaffolds.
- Management provided the Board with a status update regarding the possible April strike by the building employees' union. Orsid has retained a private firm to provide 24/7 security during the strike. The Board was given a strike manual for review.
- The Board approved the hiring of Jeremy Colon as a full-time employee replacing Fabian Ricupero, who will not be returning to work.
- The Board asked management to research whether there is a standard or model house rule concerning minimum number of fire extinguishers in an apartment. The Board approved a house rule requiring two fire extinguishers per unit, one of which is to be in the kitchen. The Board requested management schedule a fire safety seminar for residents and agreed to include fire safety information in the next newsletter.
- In its ongoing revision of the building's alteration agreement, the Board approved new riders relating to alterations visible from the exterior, rooms/noise, asbestos, lead paint, demolition, dust and refuse, fireplaces, terraces and neighbor notification.