

# 336 Board Meeting Summary

June 2010

At a meeting on June 10, 2010, the Board addressed the following matters:

- Ted Eacker and Chris Girr of the engineering firm of Walter Melvin reported that the clear coating on the terra cotta cornice has been completed on three locations. The two cornice stones previously ordered for the east façade should be delivered within a week. The additional three stones have been ordered, one of which is under warranty, the remaining two of which have not yet been priced. DNA has almost completed repairs to the courtyard retaining wall under warranty.
- Probes were undertaken to identify the cause of the series of leaks to the northeast corner from recent storms. Eacker and Girr reported that the design for the northeast corner repairs made in connection with the Local Law 11 work failed (1) to call for weep drainage every three floors, resulting in water running all the way down the vertical column to the basement, and (2) failed to apply waterproofing along the horizontal iron spandrels away from the vertical column. Eacker and Girr discussed the various options to rectify the condition and recommended the reconstruction of the northeast corner pier with the installation of proper waterproofing along and away from the vertical beam from window to window up to the 12<sup>th</sup> Floor. The Board asked Walter Melvin to prepare a proposal for DNA to bid on. The Board agreed to convene an informational meeting on July 14, 2010, to advise shareholders about the ongoing work and the new repair requirements for the northeast corner.
- Management reported that a fire safety seminar for residents was conducted and that dual gas/CO meters have been purchased and will be installed.
- The Board approved a resolution to have the apartment corporation named as an additional insured on shareholders' insurance policies.
- The superintendent reported replacing and/or rebuilding 32 steam traps in the basement and boiler room by building staff, at a significant savings to the Corporation as compared to hiring an outside contractor, and discussed the potential cost of replacing radiator valves and traps in shareholder apartments.
- The Board re-affirmed that self-certification by architects is not to be permitted. Management will include a notice of this position in the building's alterations package.