

## 336 Board Meeting Summary

December 2010

At a meeting on December 6, 2010, the Board addressed the following matters:

- Chris Girr of the engineering firm Walter Melvin reported on the status of the façade work. The demolition of the northeast corner from floors 3 through 12 is largely done. Approximately 40% of the overall project is completed. Girr reported substantial deterioration of the steel flanges, especially on the north side, on floors 7 through 12, and of the vertical column on the 10<sup>th</sup> and 11<sup>th</sup> floors. The Board approved his recommendation that the corner column be opened to the roof for further inspection. The cleaning of the steel will continue and an inspection will take place next week by Chen Engineering. The three terra cotta cornice stones ordered have not been delivered. One stone needs to be recast.
- Girr will also submit a proposal for the Local Law 11 inspection which must be conducted in 2011-12.
- The President reported with regard to the claim against the building's former engineering firm relating to the defective façade work. Counsel David Rubin is scheduling a meeting with the firm's attorneys to review the claim. Girr will provide Rubin with an update as to the results of the recent inspections.
- The President reviewed with the Board the revised draft of the proposed 2011 budget which now calls for a 5% maintenance increase. The Board approved the budget as revised.
- The Board reviewed and approved the bedbug protocol memo for shareholders.
- The Board approved the establishment of a committee to enact safety education programs for shareholders.
- The Board approved a house rule requiring two fire extinguishers in each apartment.
- Management will arrange for FDNY to present a fire safety seminar every 6 months in the building for shareholders.
- The superintendent reported that the lobby has been repainted.