

# 336 Board Meeting Summary

January, 2011

At a meeting on January 10, 2011, the Board addressed the following matters:

The superintendent discussed numerous tenant complaints received by the staff and management during the last week of 2010 about dogs being left alone and barking. The President informed the Board of his conversation with the resident and about steps she is taking to curtail the barking and that she had confirmed her belief that the problem is being solved. The managing agent confirmed that management has received no further complaints and the superintendent reported that he has been informed the noise has diminished considerably.

Management reported on the status of the façade work. The Board discussed the proposed change order from DNA Waterproofing for additional work on the northeast corner for floors 14 through 17. The Board requested that management obtain an explanation of the credit calculation for the reduced scope of work at the 17<sup>th</sup> floor and cornice before the change order is approved. The Board approved the filing of a Post Approval Amendment with the Department of Buildings for the proposed change in scope of work. The site safety plan is being finalized.

The three terra cotta stones ordered from Shaw's still have not been delivered. Two stones have been manufactured and are ready for delivery. After several failed attempts to cast the third stone, Shaw's has indicated it is making changes to the design thereof.

Management reported that the 2011 shareholder maintenance letter was sent to all shareholders. There have been no inquiries from shareholders.

The Board reviewed various proposals for renewal of the building's property and liability insurance, and approved a renewal of coverage with Greater New York that provides for an increase in the property coverage limit from \$40,000,000 to \$50,000,000.

The specifications for the installation of the backflow preventers have been filed with the City of New York. Once the plans are approved, the project can go out to bid. The elevator work has been done and a follow-up third party inspection is pending.

Management advised the Board that licensing proposals had been sent to

the shareholders renting storage space on the first floor.

The Board discussed a proposal from a shareholder concerning the possibility of converting the building to non-smoking status. Management will research buildings that may have done it and whether it can be done by proprietary lease amendment or house rule.