

# 336 Board Meeting Summary

March, 2011

At a meeting on March 14, 2011, the Board addressed the following matters:

Prior to the meeting, the Board interviewed three law firms for the position of general counsel to the corporation. In preparation for the meeting the Board had received background and biographical information for each of the three firms and their representatives being considered. The Board members present unanimously voted to retain Eric Balber, Esq. of Balber Pickard Maldonado & Van Der Tuin, PC, as counsel.

Management reported on the status of the façade work. Chris Girr of Walter B. Melvin Architects, LLC reported that the steel in the northeast column was inspected and it was determined that there was deterioration in several areas at the 16<sup>th</sup> floor level and various areas between the 6<sup>th</sup> and 16<sup>th</sup> floor levels requiring repair. DNA is to submit a proposal for pricing to do the necessary steel work.

The three terra cotta stones ordered from Shaw's have arrived on site. Mr. Girr reported that Shaws did not include weep holes in any of the stones, as specified. Mr. Girr suggested that DNA would drill 3/8" holes. The Board instructed management to inform Mr. Girr it expects that Melvin will provide a written recommendation that the stones should be installed as currently cast and an opinion to the effect that the stones with weep holes drilled as recommended will give comparable performance and enjoy the same useful life as would stones manufactured to specification.

The waterproofing membrane has been completed up through the 5<sup>th</sup> floor. The brick work from the 2<sup>nd</sup> floor to the 5<sup>th</sup> floor is underway.

Management discussed the inspection of the leak above the bathroom window in Apt. 8-B. The Board approved the masonry work needed to be done.

The Board approved the proposal of Walter Melvin Architects to conduct the cycle 7 Local Law 11 inspection while the scaffold is in place for the façade work. Management will coordinate the timing of the inspection with Mr. Girr.

The President reported that members of the Board met with David Rubin of

Golenbock Eisman Assor Bell & Peskoe LLP, counsel to the Corporation, on March 8, 2011, to review the Corporation's damages claims against Lawless & Mangione in connection with the Corporation's claims against Lawless resulting from the defective façade work.

Management discussed the new NYC requirement for energy benchmarking and Dennis DePaola's February 14, 2011, letter on behalf of Orsid offering to perform the data review and compliance submission required by New York City Local Law 84 of 2009.

The Annual Meeting has been set for May 9<sup>th</sup> and the Alexander Robertson School reserved. All members of the Board present indicated their willingness to be candidates for re-election and, if elected, to serve another one-year term as directors. Management will draft the preliminary notice as well as the formal notice and proxy for review.

The Board agreed on the final form of the notice of availability and bid forms for Storage Units #3 and #4 and authorized their publication as soon as that could be accomplished.