

# 336 Board Meeting Summary

June, 2011

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

The northeast corner reconstruction (steel, painting, waterproofing and brickwork) is on schedule to be completed by the end of June. The Board discussed the option of having a sealant added at the NE corner and instructed management to inquire of Chris Girr of Walter B. Melvin Architects regarding its warranty and useful life.

The two terra cotta stones are still being re-cast by Shaw's in England and are expected by the end of June. Work on the balconies on the east façade has been completed by DNA under warranty. DNA has repaired two leaks at the PH-A level.

The Local Law 11 Cycle 7 west façade inspection has been completed. Chris Girr reported no areas of concern. Management will contact Ted Eacker of Walter B. Melvin to ensure we have received Mr. Girr's full assessment before any portion of the sidewalk bridge is removed.

The arbitration hearing concerning Schechter & Brucker's disputed legal fees on the façade matter was held on June 8<sup>th</sup>. A decision is pending.

The superintendent discussed a FDNY violation issued for blockage of the stairwells due to large trash containers purchased by the building's former managing agent. The trash cans and recycle bins have been relocated.

The Board discussed the continuing over-budget expenditures on fuel costs in 2011. Upon a motion duly made and seconded, the Board approved a fuel surcharge of \$0.99 per share per month for July 2011 through December 2011.

Management reported that Daylight Savings Company has prepared the required energy benchmarking. This will be at no cost to the corporation due to grants received from the New York State Energy Research and Development Authority. A site survey is pending.

The President summarized a written report to the Board about his meeting with Richard Seghoian, Head of School at Columbia Grammar & Prep, regarding the school's construction program for the summer of 2011.