

336 Board Meeting Summary

September, 2011

At a meeting on September 20, 2011, the Board addressed the following matters:

Chris Girr and Ted Eacker were present from Walter B. Melvin Architects and reported that the cornice repair and northeast corner reconstruction (steel, painting, waterproofing and brickwork) have been completed. The final two terra cotta stones were installed, with weep holes, last week. All persons present at the Board meeting were asked whether they knew of any further work that needed to accomplish completion of the repairs and remedial work done on the roof, the cornice and the northeast corner of the building; all were also asked whether they knew of any reason – work-related or otherwise – why the sidewalk bridge and scaffolding on both the CPW (east) and 94th Street (north) sides of the building should not be removed. All specifically confirmed they knew of no reason not to dismantle the bridge and scaffolding. Messrs. Eacker and Girr were asked and confirmed that they specifically recommend that the Board approve removal of the remaining sidewalk bridge.

The Local Law 11 Cycle 7 façade inspection has been completed. Walter B. Melvin will report that the façade is in satisfactory condition, with no masonry issues and only a few wood windows cited in need of minor repair and maintenance items to be addressed before the next cycle. The report will recommend monitoring of the southeast corner of the building's water tower as an area that could require attention in the future. Mr. Girr will submit a draft of his written report to the Board.

The Board asked Mr. Girr to provide a memo addressing the concept of a roof ventilation mechanism.

It was reported that the dispute with Lawless & Mangione is scheduled for mediation.

The superintendent reported on the repair of 12 ventilation pipes servicing the A and B lines, and measures to be taken to prevent future blockages. He also reported that the basement electrical service has been upgraded and the lights have been put on timers. He further reported that a brick wall is being installed in the well outside of the mop room as a safety precaution to separate the area from the old boiler elevator shaft.

The Board asked Mr. Ochoa to obtain estimates on the cost of separate utility metering for the first-floor storage units.

The treasurer reported that there continues to be a large outlay for capital expenses due to the façade project but that this should decrease significantly for the 2012 budget, as the project is concluding. Fixed costs – real estate taxes, labor, utilities – continue to increase and remain beyond the Board's ability to control.

The Board requested that the managing agent provide the Board with a more meaningful monthly report of the Corporation's cash position.

