

336 Board Meeting Summary December, 2013

At a meeting on DECEMBER 4th, 2013, the Board addressed the following matters:

FINANCIAL REPORT:

- The Coop is in very good shape financially and is ahead of budget projections in most major categories.
- Upon a motion duly made and seconded, the Board unanimously approved the 2014 budget and, in particular, that there will be no maintenance increase in 2014.

MANAGEMENT REPORT:

- Con Edison's subcontractor started work on Central Park West to connect the gas line from the street to the building.
- Controlled Combustion's supervisor was on site to ensure the building's side is done correctly. Once this work is complete, Controlled Combustion will return to complete the remaining interior work needed to install the gas regulators and vent piping. Mike Scorrano of En-Power will meet with Controlled on site next week to discuss the vent line location to ensure sufficient storage -room space has been reserved and there are no delays due to this issue.
- The New York City Department of Buildings must still conduct its inspection to finalize the gas switchover.

SUPERINDENT'S REPORT:

- Mr. Ochoa reported on issues with the boiler since the conversion from #6 to #2 fuel oil. Controlled Combustion has addressed the issues.
- The staff replaced plants in the lobby.

- Storage rooms 4 and 5 will be vacated on December 31, 2013. The Board requested Mr. Devall to prepare an updated schedule of storage rooms for review.
- Leroy Parson has returned to work full time following his absence on temporary disability.