

At a Meeting on December 4, 2014 the Board addressed the following matters:

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
336 TENANTS CORP.

DIRECTORS PRESENT: David Bulhack
Anne Corvi
Karen Davidowitz
Jason Kaplan
Steve Kaplan
Lee Michel
Michael Schell

APPROVAL OF MEETING MINUTES:

Upon a motion duly made and seconded, the Board unanimously approved minutes of its meeting of November 19, 2014.

2015 OPERATING BUDGET:

Upon a motion duly made and seconded, the Board unanimously approved the 2015 Operating Budget presented at the November 2014 Board meeting. The 2015 Operating Budget calls for a 1.5% increase in maintenance.

FINANCIAL REPORT:

Mr. Jason Kaplan presented the financial report and noted the Co-op's strong cash position and reported that the Co-op is on or close to budget in all categories except for fuel and repairs. The Board instructed Orsid to transfer \$100,000 from the Operating to the Reserve account.

The Board requested a certified accounting of the laundry room receipts since the start of the current laundry contract. The vendor has provided a smart card for the Superintendent to utilize when collections are made from the card machine. The Superintendent will take a reading each time the collection is made to monitor the amount.

MANAGEMENT REPORT:

Management affirmed the Co-op's policy on illegal subletting and will reinforce it with the staff to insure there are no violations. The Board instructed Mr. Devall to post an updated copy of the sublet policy on the building website.

Mr. Devall reported on his conversation with the shareholder from 8C/D regarding the vacant storage room. The Board directed Mr. Ochoa to continue discussions regarding indications of interest received from other shareholders.

SUPERINTENDENT'S REPORT:

- Verizon began construction on interior wiring for FIOS. Work is expected to take 3-4 weeks.
- The lobby furniture was professionally cleaned.
- Mr. Ochoa reported that he performed an audit on the laundry room card machine.

OLD & NEW BUSINESS:

- The Board discussed, and upon a motion duly made and seconded, approved year-end bonuses for the Superintendent and the Handyman.

NEXT BOARD MEETING & ADJOURNMENT:

The next meeting of the Board is scheduled for Thursday, January 29, 2015. As there was no further business to come before the board, the meeting was adjourned at 9:00 p.m.