

At a meeting on January 22, 2015 the Board addressed the following matters:

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

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

FINANCIAL REPORT:

Mr. Jason Kaplan presented the financial report, and copy noted the Co-op's strong current cash position and provided a summary of the 2014 year end budget numbers. The Co-op was on budget in most categories with the exception of fuel and repairs. The Board will review the cash position at the end of January to determine if any monies should be transferred from the Operating account to one of the Reserve accounts.

MANAGEMENT REPORT:

Mr. Devall discussed the laundry revenue issues and presented audits of each collection from the card machine since Hercules started servicing the Co-op. The Board requested additional information on the contract, including load data and the analysis originally conducted when considering a change of vendor, to reconcile the revenue collected against the operating budget.

Ms. Corvi and Mr. Devall discussed the vacant storage rooms and the Co-op's current Certificate of Occupancy. Ms. Corvi reported that there are currently several Alteration Types I and II still open with the Department of Buildings that might impact the CO at a future date. These open jobs are for individual shareholders' private work performed previously in their apartment but never officially closed out by DOB.

Upon motions duly made and seconded, the Board resolved to have Orsid draft two different letters instructing shareholders with open Alteration Types I and II at DOB regarding steps required to close out the open items.

SUPERINTENDENT'S REPORT:

- Mr. Ochoa purchased new radios for the staff.
- Verizon completed the interior wiring for FIOS. They will return in March or April to connect from the street to the building.
- The new aluminum housing for garbage and recycling has been completed and installed.
- Storage Rooms 4 and 5 are painted and the floors are completed. These rooms are ready for occupancy.
- Mr. Ochoa reported on various staff matters and upcoming shift changes.
- Mr. Ochoa reported that he and Mr. Devall met with the representative from Hercules to monitor the cash machine collection and perform a revenue audit. The amount of money in the machine matched the amount on the audit.

NEXT BOARD MEETING & ADJOURNMENT:

The next meeting of the Board is scheduled for Wednesday February 25, 2015. As there was no further business to come before the Board, the meeting was adjourned at 9:32 p.m.