

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

At a meeting on April 8, 2015 the Board addressed the following matters.

2014 FINANCIAL STATEMENT:

Upon a motion duly made and seconded, the Board unanimously approved the 2014 Financial Statements prepared by the building's CPA PKF O'Connor Davies.

FINANCIAL REPORT:

Mr. Kaplan noted the Co-op's strong current cash position and provided a summary of the March 2015 budget numbers and related performance. Mr. Kaplan requested that Orsid review and provide additional detail on two categories: Electric/cooking gas and Building Supplies.

2015 ANNUAL MEETING OF SHAREHOLDERS:

The Board discussed preparations for the upcoming annual meeting of shareholders on May 5 as well as the introduction of 4 new candidates for election to the Board of Directors.

MANAGEMENT REPORT:

Mr. Devall discussed the pending 2015/16 insurance renewal. Orsid was unable to provide the proposal in advance of the April Board meeting but will email the renewal to the Board for review as soon as it is available.

Mr. Devall discussed the storage room licenses. The Board requested further clarification of the original storage license agreements in order to finalize the new licenses.

The Board discussed the condition of the sidewalk surrounding the building and requested additional proposals for a complete replacement.

SUPERINTENDENT'S REPORT:

- Verizon has completed all exterior work and has commenced installation of FIOS inside individual units. Verizon repaired the sidewalk areas damaged during the exterior work.
- The staff completed plaster repairs and painting in the lobby. The staff completed painting the boiler room floor and walls.
- Mr. Ochoa is obtaining a proposal for new elevator carpeting.
- Mr. Ochoa reported that the AC unit in the elevator room is malfunctioning and will be repaired or replaced as soon as possible.
- Mr. Ochoa discussed pending window repairs in various apartments.

OLD AND NEW BUSINESS:

Upon a motion duly made and seconded, the Board unanimously approved a \$1,500 donation to the Central Park Conservancy.

NEXT BOARD MEETING & ADJOURNMENT:

The next meeting of the board will follow immediately after the Annual Meeting of Shareholders on May 5, 2015, at the Alex Robertson School on 95th Street. As there was no further business to come before the board, the meeting was adjourned at 8:45 p.m.