

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

At a meeting on October 20, 2015 the Board addressed the following matters:

APPROVAL OF MEETING MINUTES:

Upon a motion duly made and seconded, the Board unanimously approved the minutes of its meeting of September 10, 2015.

MANAGEMENT REPORT:

Mr. Devall and Mr. Ochoa discussed the clean-up of the bike storage room in September. Annual fees for shareholders using the bike room will be posted January 1 each year.

Mr. O'Donald and Mr. Devall presented pricing information regarding the sidewalk repairs and prospective landscaping beds in front of the building. The Board requested further information from Midtown Preservation regarding the application with Landmarks as well as specific technical details requested by Ms. Corvi. The Board requested proposals from three vendors specifically for a full sidewalk replacement.

The Board discussed locking in a fixed price for natural gas in the coming year and requested additional information from Orsid.

Mr. McCloskey reported on the recent traffic and safety measures implemented by Columbia Grammar and Preparatory School.

FINANCIAL REPORT:

Mr. Kaplan presented the financial report, and noted the Co-op's strong current cash position due to lower real estate taxes paid in the current year, and provided a summary of the September 2015 budget numbers and related performance.

Upon a motion duly made and seconded, the Board unanimously approved transferring \$100,000 from the Operating Account to the Reserve Account.

SUPERINTENDENT'S REPORT:

Mr. Ochoa submitted a written report. Among the issues discussed by Mr. Ochoa were the following:

- Maintenance of the PH terraces: PHA, PHB, and PHC have been completed. PHD is pending.
- Time Warner has completed construction of new risers in the building.
- Installation of new chargers for each staff member's radio inside of their locker. The Board authorized purchase of new radios.
- Installation of a new circulating pump for the boiler.
- Various staff matters and prospective relief workers.

OLD AND NEW BUSINESS:

The Board rescheduled their meeting with the family of the shareholder in Unit 11F for November 10, 2015.

NEXT BOARD MEETING & ADJOURNMENT:

The next meeting of the board is on Tuesday November 10, 2015. As there was no further business to come before the board, the meeting was adjourned at 8.45 p.m.

Karen Davidowitz 3/2/2016 1:49 PM

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