

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

At a meeting on December 10, 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 November 10, 2015.

FINANCIAL REPORT:

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

The Board requested a monthly report from Orsid regarding options on re-financing the Coop's underlying mortgage.

MANAGEMENT REPORT:

Mr. Devall discussed the storage rooms and bike rooms and presented an update of the bike room roster. The Board requested an updated list of all storage units.

Mr. Devall presented the revised bulk billing agreement from Time Warner Cable for the Board's consideration. Upon a motion duly made and seconded, the Board unanimously approved a two-year contract effective February 1, 2016.

The Board requested updated information from Hercules on the laundry room usage.

SUPERINTENDENT'S REPORT:

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

- Maintenance of PHC terrace is complete.
- The staff sealed the terracotta surround on the PH level.
- The staff will clean the lobby furniture and reupholster where needed.
- Various staff matters and prospective relief workers.

OLD AND NEW BUSINESS:

Mr. Schell discussed status of the Proprietary Lease.

The Board discussed obtaining a one-time shredding service for residents of the building.

The Board entered executive session. 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 rescheduled for Wednesday January 13, 2016. As there was no further business to come before the board, the meeting was adjourned at 9.26 p.m.