

**AT A MEETING ON OCTOBER 11, 2017 THE BOARD ADDRESSED THE
FOLLOWING MATTERS:**

CALL TO ORDER: Ms. Michael, Co-President, called the meeting to order at 7:05 P.M. Mr. McCloskey recorded the minutes.

APPROVAL OF MEETING MINUTES:

Upon a motion duly made and seconded, the Board unanimously approved the minutes of its meeting of September 13, 2017.

ALTERATIONS:

Mr. Ochoa updated the Board on the progress and status of each ongoing renovation, including the estimated completion dates, correspondence with the applicable architects and specific conditions requiring special attention or follow-up.

APARTMENT TRANSFER:

Mr. Segel led a review of the transfer application for the proposed sale of unit 3CD, including the financial analysis. Upon a motion duly made and seconded, the Board unanimously approved the transfer application, pending successful completion of a candidate interview by a subcommittee of the Board. Ms. Michel will schedule the candidate interview for Thursday, October 19th.

FINANCIAL REPORT:

Mr. Segel presented the September financial report and noted the Co-op's continued strong cash position. Mr. Segel reported that he would follow-up to confirm the booking of the "porter fees" being charged to shareholders with ongoing renovations, as well as a reconciliation of the Co-op's insurance proceeds related to the leak that occurred in May 2017.

WINDOW REPAIR PROGRAM:

Mr. Segel reported that the inspection of the windows for the window program had commenced and that such inspection was expected to be completed by the end of the year.

WATER LEAK REMEDIATION PLAN:

Mr. Ochoa reported that he would coordinate training sessions with the building's staff regarding the emergency water shut off plan.

OLD/NEW BUSINESS

Regarding the pending Local Law 11 inspection, Mr. Segel reported that he was awaiting a response from John Devall at Orsid with respect to bids.

Mr. Segel and Mr. Ochoa then led a discussion of the necessary chimney repairs and the bids received. The Board tentatively approved the bid submitted by DNA, subject to certain clarifications. Mr. Ochoa then led a discussion of possible other maintenance of the water tank and surrounding area and recommended that DNA evaluate that work as well.

Mr. Propper then updated the Board on the progress of the Co-op's email registration initiative for paperless communications. Mr. Propper will follow-up with those shareholders who have not responded.

Mr. O'Donald updated the Board on efforts with respect to the street lamp project.

Mr. Segel reported that contact was made with Alex Sosin of IP Group with respect to the proposed electrical upgrade. Mr. Ochoa will follow-up to invite Mr. Sosin to visit 336.

Mr. McCloskey reported on the block association's response to a sign suggesting commercial use on 94th street. Mr. McCloskey will coordinate follow-up with the inquiring shareholder.

SUPERINTENDENT'S REPORT:

Mr. Ochoa discussed the following:

- Repair of the building water pump.
- Repair and waterproofing of the wall between 333 CPW and 336 CPW.
- Replacement of the plants and flowers on 94th street.
- Necessary repairs to the chimney and water tank.
- Repair of the lobby central AC.

EXECUTIVE SESSION:

Mr. Ochoa then left the meeting and the Board met in executive session.

NEXT BOARD MEETING:

Ms. Michel reported that she would propose dates for the November and December Board meetings.

ADJOURNMENT:

As there was no further business to come before the Board, the meeting was adjourned at approximately 8:50 p.m.