

**AT A MEETING ON NOVEMBER 17, 2017, 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 October 11, 2017.

ALTERATIONS:

Mr. Ochoa and Mr. Devall 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. The Board discussed ceasing use of the additional porter in three weeks due to the reduction in renovation work. Mr. Ochoa will follow up with the staffing.

With respect to current renovation issues, Mr. Devall will reach out directly to the shareholders and/or their architect pertaining to the open items and will report back to the Board.

FINANCIAL REPORT:

Mr. Gordon and Mr. Segel presented the October financial report and noted the Co-op's continued strong cash position. Mr. Segel confirmed that Orsid belatedly booked the "porter fees" being charged to shareholders for ongoing renovations, and Orsid will communicate in writing to those impacted shareholders. Mr. Segel also updated the Board on the reconciliation of the Co-op's insurance proceeds related to the leak that occurred in May 2017. Mr. Devall will follow up with the Co-op's adjuster to confirm the final amount of the settlement.

Mr. Gordon and Mr. Segel discussed the draft 2018 budget prepared by Orsid and will be distributing to the Board after further internal review. The Board requested additional information from Orsid to inform the final budget.

OLD/NEW BUSINESS

Mr. Ochoa will arrange with WJE Engineers to complete their survey of the building's windows. There are approximately 5 more units to be inspected.

Mr. Ochoa updated the Board on the training sessions with the building's staff regarding the emergency water shut off plan. Several staff members have undergone training to date and will continue with the remainder of the staff. The full size water shut off valve drawings have been posted in the basement with the building drawings.

Mr. Devall updated the Board on the pending Local Law 11 project. Work is scheduled to begin in one week and will last approximately 5 weeks total. Mr. Devall updated the Board on the Local Law 87 benchmarking program. Data analysis is complete and being compiled by the Co-op's engineer for submission to NYC.

Mr. Segel updated the Board on the new engineer assigned by IP Group to the Co-op for the electrical upgrade project. The engineer has visited the site and walked through with Mr. Ochoa. The Board is awaiting further findings.

Upon a motion duly made and seconded, the Board unanimously approved retaining Assured

Environment as the Co-op's exterminator. Mr. Devall will notify the current vendor.

Mr. Segel and Mr. Propper updated the Board on the email aggregation of the building's shareholders. A final effort will be made to collect email address from those shareholders that have failed to respond to date. Orsid will include the email request form for new shareholders at future closings.

The Board requested Orsid's risk manager, Eric McPhee, coordinate a conference call with Mr. Graff to assist in writing a memo to all shareholders regarding best practices for homeowner's insurance in a cooperative building.

SUPERINTENDENT'S REPORT:

Mr. Ochoa discussed the following:

- 3CD moved out; closing scheduled for November.
- DNA has started bringing materials into the building for the pending Local Law 11 project.
- House water pump #2 was repaired and is working order.
- Masonry work and painting in the rear courtyard was completed.
- New LED lighting was installed on the 94th Street side of the building.
- Mr. Ochoa discussed various staff matters.

EXECUTIVE SESSION:

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

NEXT BOARD MEETING:

The next Board meeting is scheduled for Tuesday, December 5.

ADJOURNMENT:

As there was no further business to come before the Board, the meeting was adjourned at approximately 9:30 p.m.